

HOUSING NEEDS ASSESSMENT

APPENDIX: HOUSING NEEDS ASSESSMENT



TABLE OF CONTENTS

Public Participation	1
Comments Received.....	2
Online Survey Results.....	2
Evaluation of the Previous Housing Element.....	4
Community Profile.....	19
Data Sources.....	19
Population Characteristics.....	20
Household Characteristics.....	22
Employment Trends	27
Housing Stock Characteristics.....	28
Special Needs Groups	33
Analysis of At-Risk Housing.....	37
Housing Opportunities and Resources	39
Regional Housing Need	39
Availability of Land.....	39
Financial Resources.....	57
Opportunities for Energy Conservation.....	59
Housing Constraints.....	63
Governmental Constraints	63
Non-Governmental Constraints	82

Appendix A-1 – Development Fees

LIST OF TABLES

TABLE HNA-1:	Population Growth.....	20
TABLE HNA-2:	2010 Age Characteristics.....	21
TABLE HNA-3:	2010 Race and Ethnicity.....	21
TABLE HNA-4:	2010 Household Characteristics.....	22
TABLE HNA-5:	Occupants per Room.....	23
TABLE HNA-6:	Maximum Household Income by Household Size, 2013	24
TABLE HNA-7:	Household Income by Tenure, 2010	25
TABLE HNA-8:	Total Households Overpaying by Income In eastvale.....	26
TABLE HNA-9:	Employment Of Eastvale residents By Industry, 2010.....	27
TABLE HNA-10:	Housing Units by Housing Type.....	28
TABLE HNA-11:	Housing Tenure	29
TABLE HNA-12:	2010 Occupancy Status of Housing Stock	29
TABLE HNA-13:	Age of Housing Stock	30
TABLE HNA-14:	Single-Family home Median Listing Prices, March 2013	31

APPENDIX: HOUSING NEEDS ASSESSMENT



TABLE HNA-15:	Median Rental Cost by Housing Type.....	31
TABLE HNA-16:	Housing Affordability by Income Level.....	32
TABLE HNA-17:	Developmentally Disabled Residents by Age.....	34
TABLE HNA-18:	Homeless Shelter Resources	36
TABLE HNA-19:	Regional Housing Need, 2014–2021	39
TABLE HNA-20:	I-15 Corridor Specific Plan Vacant Parcel Dwelling Unit Capacity.....	44
TABLE HNA-21:	Resort Specific Plan Dwelling Unit Capacity	45
TABLE HNA-22:	Comparison of The Regional HOusing Need and Residential Sites	47
TABLE HNA-23:	Land Inventory.....	47
TABLE HNA-24:	Energy Conservation Programs	60
TABLE HNA-25:	General Plan Land Use Designations	64
TABLE HNA-26:	Residential Zoning Districts.....	65
TABLE HNA-27:	Residential Compatibility Matrix	66
TABLE HNA-28:	Residential Zoning Criteria.....	67
TABLE HNA-29:	Residential Parking Requirements.....	68
TABLE HNA-30:	Housing Types Permitted By Zone.....	69
TABLE HNA-31:	Local Development Processing TimeLines.....	73
TABLE HNA-32:	Typical Processing Procedures by Project Type.....	73
TABLE HNA-33:	Proportion of Fee in Overall Development Cost.....	81

LIST OF FIGURES

FIGURE HNA-1:	Survey Participant Prioritization of Housing Needs by Special Needs Group.....	3
FIGURE HNA-2:	Land Inventory Map.....	52
FIGURE HNA-3:	Land Inventory Map, Detail 1	53
FIGURE HNA-4:	Land Inventory Map, Detail 2	54
FIGURE HNA-5:	Land Inventory Map, Detail 3	55
FIGURE HNA-6:	Land Inventory Map, Detail 4	56

APPENDIX: HOUSING NEEDS ASSESSMENT



PUBLIC PARTICIPATION

State law requires that “the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element . . .” (Government Code Section 65583). To satisfy this requirement, the City pursued several outreach strategies, as detailed below.

Online Survey – The City prepared and hosted an online survey on its website. The survey was designed to be accessible to the maximum number of stakeholders and members of the general public as possible and was available between March 12, 2013, and April 9, 2013. The survey was advertised to the general public via the City’s website, Twitter, and the City’s Facebook page as well as Facebook pages for the Chamber of Commerce, Eastvale News, CVParent, and Yes on Eastvale. Announcement of the survey was also distributed to local reporters, sent out via e-notification to roughly 1,200 subscribers, and distributed to key stakeholders via e-mail. The City also distributed the survey to the following organizations to gain feedback on the Housing Chapter:

- The Foundation for Community and Family Health
- Corona-Norco Settlement House
- Corona-Norco Unified School District
- David & Margaret Youth Family Services
- Sunshine Foster Kinship Support Group
- Inspire Life Skills Training
- Riverside County Child Care Consortium
- Community Action Partnership of Riverside County
- Fair Housing Council of Riverside County, Inc.
- BRIDGE Housing Corporation
- Southern California Association of Nonprofit Housing

Social Media (Facebook and Twitter) – The City of Eastvale’s residents rely heavily on the Internet and social networking sites for information and community-building. The City recognized this and included Facebook and Twitter as part of its effort to reach out to citizens who otherwise wouldn’t be informed of important information regarding the Housing Chapter.

City of Eastvale Website – The City’s website is used to inform residents of government and community events and transmit important information. The website was used for this project to inform residents of the Housing Chapter update process and provide access to the online survey. The Housing Chapter will be posted for review prior to submitting to the California Department of Housing and Community Development (HCD) and will be available for the entire 60-day review period. Comments received will be reviewed and addressed and summarized in this section. In addition to the website, hard copies and CD-ROMs will be available at City Hall during its 60-day public review period to ensure availability for all community members.

APPENDIX: HOUSING NEEDS ASSESSMENT



Planning Commission – A Planning Commission public hearing was held on June 5, 2013 and the Planning Commission reviewed and recommended the City Council adopt the Housing Chapter.

City Council – A City Council public hearing was held on June 12, 2013 and the City Council adopted the Housing Chapter.

COMMENTS RECEIVED

Public Review of the Housing Element – The City made the draft Housing Chapter available for review starting in April 2013.

No comments were received.

ONLINE SURVEY RESULTS

Approximately 225 Eastvale residents completed the survey, providing feedback on the availability of housing, factors that influence housing decisions, and the perceived level of importance of special needs groups in the City. Nearly 90% of survey participants own their own home, which is in line with the City's tenure of over 80% homeownership (see Table HNA-11).

The majority of survey participants reported that renting and purchasing safe, decent, and affordable housing in Eastvale is either somewhat easy or very easy for the average person or family. However, 28% of respondents noted that the availability of mortgage/financing is a severe constraint to accessing quality housing. Similarly, 21% of survey participants reported lower income levels as a severe constraint to accessing quality housing in the City.

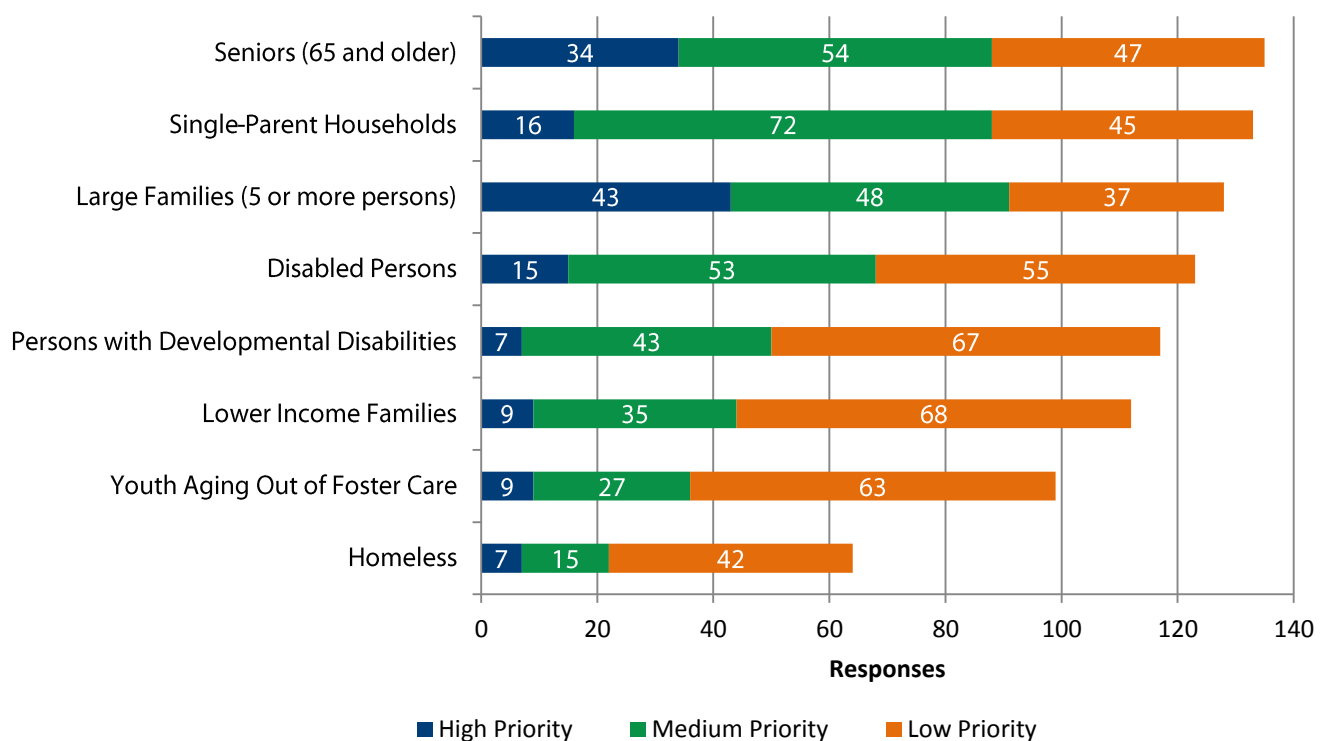
As illustrated in Figure HNA-1, respondents identified large families and seniors as the highest priority special needs groups in the City. The City's current housing stock is supportive of large families and may become more accessible through Housing Chapter policies such as Action H-2.1 (Assistance with Affordable Projects) and Action H-18.3 (Foreclosures). The needs of lower-income senior households are addressed by Actions H-8.1 (Incentives for Development of Housing), H-9.1 (Priority for Affordable Projects), and H-19.1 (Acquisition/Rehabilitation).

APPENDIX: HOUSING NEEDS ASSESSMENT



Respondents also identified single-parent households, disabled persons, and persons with developmental disabilities as general priorities. The needs of single-parent households are addressed by Action H-12.1 (Child-Care Program) and other actions that encourage the development of affordable housing (H-1.2 (Large Sites) and H-2.1 (Assistance with Affordable Projects), for example). The needs of disabled persons and persons with developmental disabilities were addressed in the previous Housing Element with implemented policies that provide for reasonable accommodation and allow for residential care facilities and group homes in residential zones. The current Housing Chapter continues to assist persons with disabilities and developmental disabilities through general housing affordability policies, as mentioned above.

FIGURE HNA-1: SURVEY PARTICIPANT PRIORITIZATION OF HOUSING NEEDS BY SPECIAL NEEDS GROUP



APPENDIX: HOUSING NEEDS ASSESSMENT



EVALUATION OF THE PREVIOUS HOUSING ELEMENT

Per Government Code Section 65588: “Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal; (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives; (3) The progress of the city, county, or city and county in implementation of the housing element.”

The City's first Housing Chapter was adopted in June 2012. In the short time period between adoption of the previous Housing Chapter and the drafting of this Housing Chapter, the City has achieved considerable progress toward implementing its policies and programs. This section discusses the progress achieved to date and identifies if the City will continue, modify, or delete each action.

APPENDIX: HOUSING NEEDS ASSESSMENT



CITY OF EASTVALE

Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
<p>Action H-1.1 <u>General Plan Land Use Change to Meet the RHNA.</u> To ensure the City has enough land to meets its Regional Housing Needs Allocation (RHNA), the City will amend the Land Use Map of this General Plan to add a minimum of 28 acres to the Highest Density Residential designation (HHDR). The City has identified five possible sites to redesignate (see Table HNA-19 in the Housing Needs Assessment). The City will initially target the three smaller sites (4-13 acres) for rezoning and then rezone portions of larger sites to facilitate subdivisions of 2-10 acres in size.</p> <p>All rezoned sites will permit owner-occupied and rental multi-family developments by right and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. Although density is not determined by the zoning, to ensure multi-family development is permitted, the City will also rezone the sites to the R-4 zone permitting owner-occupied and rental multi-family development by right.</p>	<p>Planning Department</p> <p>Complete zoning within one year of adoption (by July 2013)</p>	<p>In February 2012 the City amended the I-15 Specific Plan to designate 10 acres of land to the HHDR general plan designation, allowing for at least 30 units per acre. With the completion of this specific plan amendment the City had 18 acres remaining that needed to be rezoned in order to meet its lower-income RHNA shortfall. In January 2013, the City reached out to multiple nonprofit developers and determined that 22 units per acre was appropriate to meet the lower-income RHNA. Because of this, the City can rely on land that is currently available within the City rather than rezone an additional 18 acres. The City has approximately 72 acres of land in the Resort Specific Plan that is zoned to allow up to 22 units per acre. The City provided a memo to HCD in March 2013 explaining this in more detail.</p>	<p>Modify. The City will continue to monitor the vacant land inventory to ensure capacity exists to accommodate its RHNA.</p>

APPENDIX: HOUSING NEEDS ASSESSMENT



CITY OF EASTVALE

Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
Action H-1.2 <u>Large Sites.</u> The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements and other mechanisms. To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include rezoned R-4 sites or affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and applicable Specific Plan.	Planning Department Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not yet processed any mixed-use projects or subdivision maps that include R-4 sites.	Continue
Action H-2.1 <u>Assistance with Affordable Projects.</u> Where feasible and/or necessary and as funding is available, the City shall offer assistance with land acquisition and off-site infrastructure improvements, as well as assistance in securing federal or state housing financing resources for two projects affordable to extremely low-, very low-, low-, and moderate-income households within the planning period.	Planning Department Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not yet offered assistance with land acquisition and off-site infrastructure improvements for affordable projects nor assisted in securing financial resources for lower-income households.	Continue
Action H-3.1 <u>Updated Land Inventory.</u> As part of the General Plan update process, establish a Land Inventory that provides the mechanism to monitor acreage and location, by General Plan designation, of vacant and underutilized land, as well as buildout of approved projects, utilizing the City's GIS.	Planning Department Update the Land Inventory on an annual basis	The City has utilized its GIS to establish a Land Inventory that allows monitoring of acreage and location by land use designation.	Continue

APPENDIX: HOUSING NEEDS ASSESSMENT



CITY OF EASTVALE

Action		Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
Action H-3.2	<u>Strategic Planning Opportunities.</u> Utilize the City's GIS to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high-density areas.	Planning Department Annually	The City does not have any vacant or underutilized commercial properties for infill or adaptive reuse in high-density areas.	Delete
Action H-4.1	<u>Funding Opportunities.</u> Use, to the greatest extent possible, a portion of available funds for the production and subsidy of lower- and moderate-income housing. All projects receiving public assistance will be required to remain affordable in compliance with the requirements of the program in which they participate. These actions are not limited to density bonus; they are offered above and beyond.	Planning Department Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not subsidized any lower- or moderate-income housing.	Continue
Action H-4.2	<u>Available Housing Programs and Assistance.</u> To ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and funding available, the City will publish the City's Housing Chapter and updates and Annual Reports and make these documents available, to developers, housing development agencies, and City residents.	Planning and Building Departments Annually	The City provides the Housing Chapter at City Hall and on its website in order to ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and funding available,	Continue
Action H-4.3	<u>Multi-Family Development.</u> To assist in the development of affordable housing, the City will offer density bonuses, as well as assist interested developers to apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multi-family development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for extremely low-, very low-, and low-income dwelling units (these actions are not limited to density bonus).	Planning and Building Departments Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not provided assistance in the development of affordable, multi-family housing.	Continue

APPENDIX: HOUSING NEEDS ASSESSMENT



CITY OF EASTVALE

Action		Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
Action H-5.1	<u>Homeownership Opportunities.</u> Explore opportunities to work with local nonprofit agencies in an effort to provide homeownership opportunities in the city	Planning Department Apply for HOME funds annually	The City does not currently have any funding available for this program.	Continue
Action H-6.1	<u>Annual Review of the Housing Element.</u> The City will review the Housing Chapter on an annual basis to determine the effectiveness of the programs in the chapter in achieving the City's housing goals and objectives. The City will provide annual reports to the Planning Commission and City Council as to the effectiveness of the Housing Chapter. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development.	Planning Department Annually, starting in April 2013	The City completed its first annual report and submitted this to HCD in March 2013.	Continue
Action H-7.1	<u>Development Review and Processing Procedures.</u> The City will continually seek to improve development review and procedures to minimize the time required for review and project approval. This reduction in time will reduce the cost to developers and may increase the housing production in the city. The City will also annually review fees to ensure they do not constrain development.	Planning Department Annually, starting in June 2012	Since adoption of the Housing Chapter in June 2012, the City has established a staff level review committee that meets biweekly, or as needed, to discuss development projects. This staff level review expedites the process. The City also promotes the pre-application process and provides initial conditions and comments. The City is in the process of updating development application and processing fees.	Continue

APPENDIX: HOUSING NEEDS ASSESSMENT



CITY OF EASTVALE

Action		Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
Action H- 7.2	<u>Building Code.</u> As new uniform codes are adopted, the City will review its building codes for current compliance and adopt the necessary revisions so as to further local development objectives.	Building Department As new uniform codes are adopted	No new uniform codes have been adopted.	Continue
Action H- 8.1	<u>Incentives for Development of Housing.</u> The City will offer fast track/priority processing, density bonuses, flexibility in development standards, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups.	Planning Department Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not provided any incentives for the development of new housing, or for mixed-use or infill projects affordable to special needs groups.	Continue
Action H- 9.1	<u>Density Bonus.</u> In an effort to comply with Government Code Section 65915 and Senate Bill (SB) 1818, the City of Eastvale is in the process of completing a Zoning Code which will be consistent with State Density Bonus Law.	Planning Department June 2012	In June 2012 the City amended the zoning code to comply with State Density Bonus Law.	Delete
Action H- 10.1	<u>Second Units.</u> The City is in the process of completing a Zoning Code. In order to comply with Assembly Bill (AB) 1866, the City will permit second units ministerially (by right) in all single-family residential zones.	Planning Department June 2012	In June 2012 the City amended the zoning code to permit second units by right in all single-family residential zones.	Delete
Action H- 11.1	<u>Priority for Affordable Projects.</u> Give priority to permit processing for projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups.	Planning Department Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not processed any affordable housing project permits.	Continue

APPENDIX: HOUSING NEEDS ASSESSMENT



CITY OF EASTVALE

Action		Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
Action H- 12.1	<u>Special Needs Housing.</u> Work with public or private sponsors to identify candidate sites for new construction of rental housing for special needs, and take all actions necessary to expedite processing of such projects.	Planning Department Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not identified candidate sites for new construction of rental housing for special needs.	Continue
Action H- 13.1	<u>Extremely Low-Income Households.</u> AB 2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, such as supportive housing and single-room occupancy units. The City will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus. In addition, the City will allow single-room occupancy units (SROs) to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit.	Planning Department Ongoing. Allow SROs in the C-1/C-P by June 2012	In June 2012 the City amended the zoning code to allow for SROS in the C-1/C-P zones with a conditional use permit.	Continue
Action H- 13.2	<u>Farmworkers.</u> The City is in the process of completing a Zoning Code, which, once adopted, will comply with Sections 17021.5 and 17021.6 of the Health and Safety Code. In addition, the City will allow for farmworker housing in the A-1, A-2, and R-A zones by right.	Planning and Building Departments June 2012	In June 2012 the City amended the zoning code to comply with Sections 17021.5 and 17021.6 of the Health and Safety Code and allow for farmworker housing in the A-1, A-2, and R-A zones by right.	Delete

APPENDIX: HOUSING NEEDS ASSESSMENT



CITY OF EASTVALE

Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
<p>Action H- 13.3 <u>Reasonable Accommodation.</u> Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website.</p>	<p>Planning and Building Departments June 2013</p>	<p>In June 2012 the City amended the zoning code to include a formalized process to allow for reasonable accommodations.</p>	<p>Continue</p>
<p>Action H- 13.4 <u>Residential Care Facilities/Group Homes.</u> Senate Bill 520 requires residential care facilities of six or fewer persons to be permitted in all residential zones. Currently, residential care homes with six or fewer persons are permitted in some zones with a planned use permit.</p> <p>The City will revise the current regulations to meet state law requirements. The City will amend the Zoning Code to allow for residential care homes with six or fewer persons by right in all residential zones only subject to the same restrictions in that zone and will allow larger group homes of seven or more persons in the R-2 and R-3 zones with a conditional use permit. Additionally, the City will amend the Zoning Code to update its definition of family to be "One or more persons living together in a dwelling unit."</p>	<p>Planning and Building Departments June 2013</p>	<p>In June 2012 the City amended the zoning code to comply with SB 520 requirements.</p>	<p>Delete</p>
<p>Action H- 14.1 <u>Child-Care Program.</u> In cooperation with private developers, the City will evaluate on a case-by-case basis the feasibility of pairing a child-care center in conjunction with affordable, multi-family housing developments or nearby to major residential subdivisions.</p>	<p>Planning Department Ongoing</p>	<p>Since adoption of the Housing Chapter in June 2012, the City has not processed any projects that evaluated the feasibility of</p>	<p>Continue</p>

APPENDIX: HOUSING NEEDS ASSESSMENT



CITY OF EASTVALE

Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
		pairing a child-care center with affordable units.	
Action H-15.1 <u>Regional Homeless Issues</u> . The City shall cooperate with the other cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.	Planning Department Annually Meet with neighboring cities and the County to discuss homeless issues	The City reached out to I Care Shelter Home, Path of Life Ministries Family Shelter, Operation SafeHouse, Lutheran Social Services, Homeless Task Force of Corona and the Corona Norco Rescue Mission to determine how the City could assist with regional homeless needs. As a result of this outreach, the City will work to provide support through fundraisers and promoting their efforts through the City's website.	Continue
Action H-16.1 <u>Emergency Shelters</u> . Pursuant to Senate Bill 2 (SB 2), the City will allow emergency shelters as a permitted use (by right) in the Light Industrial (L-I) land use designation on parcels zoned Industrial Park (I-P) without a conditional use permit or other discretionary review. The I-P zone is close to transit corridors and services. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as: <ul style="list-style-type: none"> • Lighting • On-site management 	Planning Department June 2012	In June 2012 the City amended the zoning code to comply with SB 2 requirements.	Delete

APPENDIX: HOUSING NEEDS ASSESSMENT



CITY OF EASTVALE

Action		Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
<ul style="list-style-type: none"> Maximum number of beds or persons to be served nightly by the facility Off-street parking based on demonstrated need Security during hours that the emergency shelter is in operation 				
Action H-16.2	<u>Transitional and Supportive Housing.</u> Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City shall include in its new Zoning Code separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14, and both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.	Planning Department June 2012	In June 2012 the City amended the zoning code to comply with SB 2 requirements.	Delete
Action H-17.1	<u>Rehabilitation Program.</u> The City will pursue grant opportunities to create a Rehabilitation Program. The City will apply for HOME funding for this program and will work with the County to obtain available RDA funds.	Planning Department Annually, Starting in 2012, apply for HOME funds as NOFAs are released	The City contracts with Riverside County to administer its HOME funds. The City has not yet received any HOME funds. Since they no longer exist, no RDA funds were obtained.	Continue
Action H-17.2	<u>Future RDA Funds.</u> Based on the future of RDA funds, the City will work with the County to identify whether any of the RDA funds allocated to the project areas in the City of Eastvale can be used outside of project areas to eliminate conditions of blight, rehabilitate affordable units, and expand employment opportunities in selected areas.	Planning Department n/a	The state officially dissolved redevelopment agencies in February 2012. Since RDA funds no longer exist, this action could not be completed.	Delete

APPENDIX: HOUSING NEEDS ASSESSMENT



CITY OF EASTVALE

Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
Action H-18.1 <u>Code Enforcement.</u> The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement, as well as Building Division, staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based. In addition, the City's Code Enforcement Officer also provides daily observation to ensure compliance.	Code Enforcement Department Ongoing	The City actively responds to complaints to ensure compliance with building and property maintenance codes. The City responds to approximately 100 property maintenance calls per month.	Continue
Action H-19.1 <u>Preservation of At-Risk Housing Units.</u> State law requires jurisdictions to provide a program in their Housing Elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. Currently, the City does not have any publicly assisted affordable projects, but should they in the future, the City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.	Planning Department Annually Monitor	The City does not have any units at risk of converting.	Continue
Action H-20.1 <u>Fair Housing.</u> The City will assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County, which provides a number of programs including (1) audits of lending institutions and rental establishments; (2) education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities. The City will also post a link on their website to direct	Fair Housing Council of Riverside County Ongoing, assign a point person and post a link to the website by June 2012	The Planning Department refers interested persons to the Fair Housing Council of Riverside County.	Continue

APPENDIX: HOUSING NEEDS ASSESSMENT



CITY OF EASTVALE

Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
interested parties to the Fair Housing Council's website and any other important information regarding fair housing.			
Action H-21.1 <u>Fair Housing Education.</u> The City will post a link on its website referring interested persons to the Fair Housing Council's website as well as refer persons to the Fair Housing Council, which provides education and outreach services to the public in both Spanish and English.	Fair Housing Council of Riverside County Ongoing, assign a point person and post a link to the website by June 2012	The City is in the process of posting a link on the City's website to refer interested persons to the Fair Housing Council's website.	Delete
Action H-22.1 <u>Mortgage Credit Certificate Program.</u> Refer eligible residents to the Riverside County Mortgage Credit Certificate (MCC) Program for low- to moderate-income homeowners assistance.	County of Riverside Economic Development Agency Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not yet referred eligible residents to the Riverside County Mortgage Credit Certificate Program.	Continue
Action H-22.2 <u>First-Time Homebuyer Program.</u> Consider the implementation of a First-Time Homebuyer Program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers.	Planning Department Consider applying for funding annually to establish a program.	Since adoption of the Housing Chapter in June 2012, the City has not established a First-Time Homebuyer Program, but intends to as funding becomes available.	Continue
Action H-22.3 <u>Foreclosures.</u> Investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low- and moderate-income households.	Planning Department Consider applying for funding annually to establish a program.	The City has not yet identified the feasibility of acquiring foreclosed homes and selling them below market rate. In December 2012, the City adopted an ordinance	Modify

APPENDIX: HOUSING NEEDS ASSESSMENT



CITY OF EASTVALE

Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
		requiring foreclosed homes to be registered. A fee is associated with registration, which pays for the program and encourages property maintenance.	
Action H- 23.1 <u>Acquisition/Rehabilitation.</u> Work with public or private sponsors to encourage acquisition/rehabilitation of existing multi-family units to be converted to senior housing and housing for persons with disabilities, with a portion of the units required to be reserved for households with lower income.	Planning Department Ongoing	Since adoption of the Housing Chapter in June 2012, the City has not yet worked with sponsors to encourage acquisition/rehabilitation of multi-family units for conversion to housing for low-income seniors or disabled persons.	Continue
Action H- 24.1 <u>Promote Energy Conservation.</u> The City will partner with Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas) to promote energy-saving programs such as the Residential Multifamily Energy Efficiency Rebate program, Heating and Cooling Rebate program, and incentives of up to \$4,000 available to SCE and SoCalGas residential customers.	Planning and Building departments Ongoing	The City reached out to utility service providers to determine the different energy conservation programs they have to offer City of Eastvale residents and to see how the City could help promote the programs. Based on this outreach, City staff will keep in contact with SCE, SoCalGas, and RPU to ensure that their programs	Modify.

APPENDIX: HOUSING NEEDS ASSESSMENT



CITY OF EASTVALE

Action	Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
		are posted on the City's website and available to Eastvale residents. In addition, the City will continue to work with Western Riverside Council of Governments to promote its HERO program, which assists with energy efficiency and water conservation improvements. The City actively promotes the HERO program through press releases and announcements on the City's website and social media and through program brochures at City Hall. In March 2013, the City created a webpage dedicated to energy conservation where all previously mentioned resources may be found.	

APPENDIX: HOUSING NEEDS ASSESSMENT



CITY OF EASTVALE

Action		Responsible Department(s)/ Timing	Result	Continue/ /Modify/Delete
Action H-42.2	<u>Ensure Consistency with Green Building Standards.</u> The City will annually ensure that local building codes are consistent with state-mandated green building standards.	Planning and Building departments Ongoing	The City's local building codes are consistent with state-mandated green building standards.	Continue
Action H-42.3	<u>Implement State Energy Conservation Standards.</u> The City's Building Department will be responsible for implementing the state's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking building plans and other written documentation showing compliance and inspecting construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.	Planning and Building departments Ongoing	The City actively enforces Title 24 energy conservation standards.	Continue

APPENDIX: HOUSING NEEDS ASSESSMENT



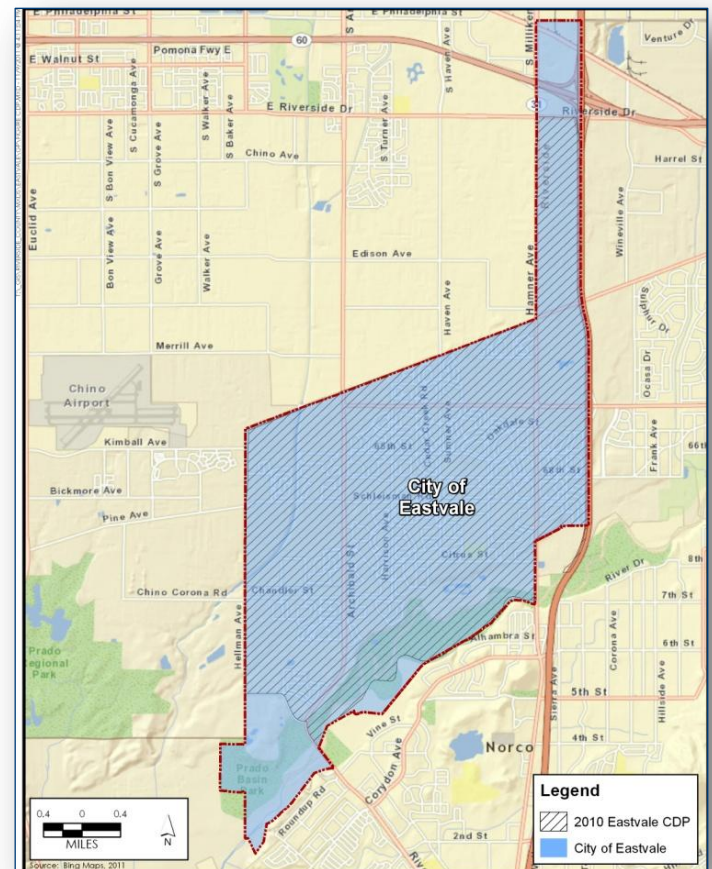
COMMUNITY PROFILE

An accurate assessment of existing and future residents' demographic characteristics and housing needs forms the basis for establishing program priorities and quantified objectives in the Housing Chapter. This section presents statistical information and analysis of demographic and housing factors that influence housing demand, availability, and cost. The focus of this section is identifying the need for housing according to income level as well as by special needs groups.

It should be noted that when the 2010 Census took place, the City of Eastvale was not yet a city. Therefore, Census data is for the Eastvale Census Designated Place (CDP) and numbers may slightly vary from the actual city boundaries (see the figure in the sidebar).

DATA SOURCES

The most current and relevant data sources were used in the preparation of this Housing Chapter. This document contains data from the 2000 and 2010 Census, 2008–2010 American Community Survey, Department of Finance, and 2012 SCAG data, which was approved by HCD, as well as data from other sources.



This picture provides a comparison of the Eastvale CDP boundaries and the current city limits.

APPENDIX: HOUSING NEEDS ASSESSMENT



POPULATION CHARACTERISTICS

Housing needs are largely determined by population and employment growth, coupled with various demographic variables. Characteristics such as age, household size, occupation, and income combine to influence the type of housing needed and its affordability.

POPULATION TRENDS

Eastvale, once a rural area, was predominantly dairy farms and agricultural until the late 1990s. At that time, the area started to suburbanize to accommodate the influx of people coming from neighboring Orange and Los Angeles Counties seeking affordable housing. Between 2000 and 2010, the City of Eastvale's population grew substantially by almost 50,000 people, or 1,136.0%, as compared to Riverside County as a whole, which grew by about a third (42.9%) (see Table HNA-1).

TABLE HNA-1: POPULATION GROWTH

Jurisdiction	Total Population		Growth	
	2000	2010	Total	Percentage
Eastvale	4,342	53,668	49,326	1,136.0%
Riverside County	1,545,387	2,189,641	644,254	42.9%

Source: 2000 and 2010 Census

AGE CHARACTERISTICS

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are therefore important in planning for the changing housing needs of residents.

Housing needs often differ by age group. For instance, most young adults (under 34) are single or starting families. Housing needs for younger adults are addressed through apartments or first-time homeownership opportunities. Middle-aged residents (34–64) may already be homeowners, are usually in the prime earning portion of their careers, and thus tend to seek larger homes. Seniors (65+) often own a home but, due to limited income or disabilities, may need assistance to remain in their homes.

APPENDIX: HOUSING NEEDS ASSESSMENT



The age distribution for the City of Eastvale and Riverside County is presented in Table HNA-2. According to the 2010 Census, in the City of Eastvale a little more than half (56.4%) of the population is working age, between 20 and 59 years of age, and a little over one-third (35.9%) of the population is school age or below, between 0 and 19 years of age. The population 60 years and over represents the remaining percentage of 7.6%. When compared to Riverside County, the age distribution is similar, although the City of Eastvale has a slightly higher percentage of persons under 9 years of age and a lower percentage of persons over the age of 60.

TABLE HNA-2: 2010 AGE CHARACTERISTICS

Jurisdiction	Median Age	Percentage of Age Groups								
		0–9	10–19	20–29	30–39	40–49	50–59	60–69	70–79	80 and over
Eastvale	30.9	19.1%	16.8%	12.6%	19.1%	15.4%	9.3%	4.8%	2.0%	0.8%
Riverside County	33.7	15.0%	16.7%	13.6%	12.9%	13.8%	11.6%	8.1%	5.1%	3.2%

Source: 2010 Census

RACE AND ETHNICITY

As shown in Table HNA-3, the largest racial group in Eastvale in 2010 identified themselves as white (42.9%). Riverside County was higher, with white representing 61.6%. Hispanics represented 40.0% of the population in Eastvale, which was slightly lower than the county with 45.5%.

TABLE HNA-3: 2010 RACE AND ETHNICITY

Jurisdiction	Race/Ethnicity of Population						
	White	African American	American Indian/ Alaska Native	Asian	Hawaiian/ Pacific Islander	Other	Hispanic
Eastvale	42.9%	9.7%	0.5%	24.2%	0.4%	22.3%	40.0%
Riverside County	61.1%	6.4%	1.1%	6.0%	0.3%	25.3%	45.5%

Source: 2010 Census

APPENDIX: HOUSING NEEDS ASSESSMENT



HOUSEHOLD CHARACTERISTICS

Household type and size, income levels, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

HOUSEHOLDS TYPE AND SIZE

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, while non-family households generally occupy smaller apartments or condominiums.

Table HNA-4 displays household composition as reported by the 2010 Census. In the City of Eastvale, families comprised 89.9% of all households, of which 57.1% have children under 18 years of age. Riverside County as a whole has a slightly lower percentage of families (74.4%), and a much lower percentage of those families have children under 18 years of age (37.5%).

TABLE HNA-4: 2010 HOUSEHOLD CHARACTERISTICS

Jurisdiction	Households	Average Household Size	Percentage of Households		
			Families	Families with Children Under 18	Non-Family
Eastvale	13,640	3.93	89.9%	57.1%	10.1%
Riverside County	686,260	3.14	74.4%	37.5%	25.6%

Source: 2010 Census

OVERCROWDING

Overcrowding is often closely related to household income and the cost of housing. The US Census Bureau considers a household to be overcrowded when there is more than one person per room (rooms exclude bathrooms and kitchens) and to be severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of affordable housing.

APPENDIX: HOUSING NEEDS ASSESSMENT



According to the 2008–2010 American Community Survey and as shown in Table HNA-5, 1.0% of Eastvale’s owner-occupied households were overcrowded and only 0.5% were severely overcrowded, as compared to the county with 3.4% of households overcrowded and 1.1% severely overcrowded. In renter-occupied households, 4.5% of Eastvale households were overcrowded and 0.8% were severely overcrowded, as compared to the county, with 9.1% of households overcrowded and 4.0% severely overcrowded.

TABLE HNA-5: OCCUPANTS PER ROOM

Household Size	Owner Households		Renter Households		Total Households	
	Number	Percentage	Number	Percentage	Number*	Percentage
City of Eastvale						
Less than 1.00	10,733	98.4%	2,239	94.6%	12,972	97.7%
1.01–1.50	114	1.0%	107	4.5%	221	1.7%
1.51 or more	57	0.5%	20	0.8%	77	0.6%
Eastvale Total	10,904	100.0%	2,366	100.0%	13,270	100.0%
Riverside County						
Less than 1.00	436,707	95.5%	182,416	87.0%	619,123	92.8%
1.01–1.50	15,684	3.4%	19,048	9.1%	34,732	5.2%
1.51 or more	5,086	1.1%	8,292	4.0%	13,378	2.0%
Riverside County Total	457,477	100.0%	209,756	100.0%	667,233	100.0%

Source: 2008–2010 American Community Survey

* Based on occupied housing units.

APPENDIX: HOUSING NEEDS ASSESSMENT



HOUSEHOLD INCOME

Along with housing prices and rents, household income is the most important factor affecting housing opportunities in Eastvale. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, household size and type often affect the proportion of income that can be spent on housing.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the HCD. For Riverside County, the area median income (AMI) for a family of four in 2013 was \$65,000.

- Extremely Low Income Up to 30% of AMI (\$0–\$20,100)
- Very Low Income 31–50% of AMI (\$20,101–\$33,500)
- Low Income 51–80% of AMI (\$33,501–\$53,600)
- Moderate Income 81–120% of AMI (\$53,601–\$78,000)
- Above Moderate Income Above 120% of AMI (\$78,001 or more)

Table HNA-6 shows the maximum annual income level for each income group adjusted for household size for Riverside County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

TABLE HNA-6: MAXIMUM HOUSEHOLD INCOME BY HOUSEHOLD SIZE, 2013

Income Category	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low	\$14,100	\$16,100	\$18,100	\$20,100	\$21,750	\$23,350	\$24,950	\$26,550
Very Low	\$23,450	\$26,800	\$30,150	\$33,500	\$36,200	\$38,900	\$41,550	\$44,250
Low	\$37,550	\$42,900	\$48,250	\$53,600	\$57,900	\$62,200	\$66,500	\$70,800
Median	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Moderate	\$54,600	\$62,400	\$70,200	\$78,000	\$84,250	\$90,500	\$96,700	\$102,950

Source: California Department of Housing and Community Development 2013

APPENDIX: HOUSING NEEDS ASSESSMENT



Table HNA-7 provides a summary of households in Eastvale according to the 2007–2011 American Community Survey. The highest percentage of households (32%) earns between \$100,000 and \$149,999.

TABLE HNA-7: HOUSEHOLD INCOME BY TENURE, 2010

Annual Income	Owner-Occupied		Renter-Occupied		Total	
	Number	Percentage of Owner-Occupied Households	Number	Percentage of Renter-Occupied Households	Number	Percentage of Total Households
Less than \$14,999	194	2%	33	2%	227	2%
\$15,000 to \$24,999	234	2%	48	2%	282	2%
\$25,000 to \$34,999	104	1%	100	5%	204	2%
\$35,000 to \$49,999	501	5%	177	9%	678	5%
\$50,000 to \$74,999	1,539	14%	501	25%	2,040	16%
\$75,000 to \$99,999	1,432	13%	332	16%	1,764	14%
\$100,000 to \$149,999	3,673	34%	448	22%	4,121	32%
\$150,000 or more	3,205	29%	387	19%	3,592	28%

Source: 2007–2011 American Community Survey

EXTREMELY LOW-INCOME HOUSEHOLDS

The City of Eastvale was not categorized as a city or a Census Designated Place when the 2000 Census data was gathered; therefore, no specific information is available regarding extremely low-income households (households earning less than 30% of the area median income). In an effort to determine an approximate number of extremely low-income households, the City looked at the total number of households that fell into the extremely low-income range, which is \$0–\$20,100 (based on a four-person household). As shown in Table HNA-7, the only way to determine this number was to look at households earning less than \$24,999. Based on this, the City determined there

APPENDIX: HOUSING NEEDS ASSESSMENT



are approximately 509 (4% of all households) existing extremely low-income households in Eastvale. Of these households, approximately 428 are owner-occupied and 81 are renter-occupied.

OVERPAYMENT

State and federal housing law defines overpayment as a household paying more than 30% of gross income for housing expenses. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

Table HNA-8 shows to what extent occupied housing units (households) are overpaying for housing cost by their income category in the City of Eastvale. Of the lower-income households in the city, all households, a total of 1.5%, were overpaying for housing.

TABLE HNA-8: TOTAL HOUSEHOLDS OVERPAYING BY INCOME IN EASTVALE

Income Range	All Occupied Housing	Owner-Occupied housing	Renter-Occupied housing
Less than \$20,000	1.5%	1.9%	0.0%
30% or more	1.5%	1.9%	0.0%
\$20,000 to \$34,999	3.1%	2.6%	5.5%
30% or more	2.8%	2.3%	5.5%
\$35,000 to \$49,999	7.8%	5.8%	16.8%
30% or more	6.9%	4.8%	16.8%
\$50,000 to \$74,999	15.6%	13.8%	24.2%
30% or more	13.1%	11.9%	18.4%
\$75,000 or more	71.4%	75.8%	51.4%
30% or more	33.0%	37.3%	13.0%

Source: 2008–2010 American Community Survey

APPENDIX: HOUSING NEEDS ASSESSMENT



EMPLOYMENT TRENDS

The economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affects housing demand. **Table HNA-9** shows the types of industries for employed persons who are residents of the City of Eastvale in 2010.

TABLE HNA-9: EMPLOYMENT OF EASTVALE RESIDENTS BY INDUSTRY, 2010

Industry	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	33	0.1%
Construction	1,905	7.2%
Manufacturing	3,173	11.9%
Wholesale trade	1,645	6.2%
Retail trade	3,101	11.7%
Transportation and warehousing, and utilities	2,099	7.9%
Information	431	1.6%
Finance and insurance, and real estate and rental and leasing	2,395	9.0%
Professional, scientific, and management, and administrative and waste management services	2,074	7.8%
Educational services, and health care and social assistance	5,292	19.9%
Arts, entertainment, and recreation, and accommodation and food services	1,787	6.7%
Other services, except public administration	606	2.3%
Public administration	2,032	7.6%
Total civilian employed population 16 years and over	26,573	100%

Source: 2008–2010 American Community Survey

APPENDIX: HOUSING NEEDS ASSESSMENT



HOUSING STOCK CHARACTERISTICS

This section describes the housing characteristics and conditions that affect housing needs in Eastvale. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost, and affordability.

HOUSING TYPE

According to the 2008–2010 American Community Survey, 92.0% of the city’s housing stock was made up of single-family homes, 5.3% was multi-family units, and the remaining 2.8% was mobile homes/other. Riverside County had a significantly lower number of single-family homes (75.0%) and over twice the number of multi-family units (11.8%) (Table HNA-10).

TABLE HNA-10: HOUSING UNITS BY HOUSING TYPE

Housing Type	City of Eastvale		Riverside County	
	Number	Percentage	Number	Percentage
Single-Family (Detached & Attached)	12,971	92.0%	544,728	75.0%
Multi-Family 2–4 Units	269	1.9%	49,678	6.8%
Multi-Family 5+ Units	474	3.4%	36,233	5.0%
Mobile Homes/Other*	392	2.8%	95,805	13.2%
Total Housing Units	14,106	100.0%	726,444	100.0%

Source: 2008–2010 American Community Survey

*Other includes boats, RV, and vans

HOUSING TENURE

Housing tenure (owner versus renter) can be affected by many factors, such as housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference.

Table HNA-11 details housing tenure in Eastvale and Riverside County according to the 2010 Census. The City of Eastvale has a much higher owner-occupied household percentage (82.7%) than that of Riverside County (67.4%).

APPENDIX: HOUSING NEEDS ASSESSMENT



TABLE HNA-11: HOUSING TENURE

Housing Tenure	City of Eastvale		Riverside County	
	Number	Percentage	Number	Percentage
Owner-Occupied Households	11,276	82.7%	462,212	67.4%
Renter-Occupied Households	2,364	17.3%	224,048	32.6%

Source: 2010 Census

VACANCY RATE

Vacancy rates of 5% to 6% for rental housing and 1.5% to 2.0% for ownership housing are generally considered to be optimum. A higher vacancy rate may indicate an excess supply of units and a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

Table HNA-12 shows the occupancy status of the housing stock according to the 2010 Census. The City of Eastvale had a total vacancy rate of 5.9% as compared to Riverside County as a whole, which had a vacancy rate of 14.3%. According to the 2008–2010 American Community Survey, the City of Eastvale homeowner vacancy rate was 3.9% and the rental vacancy rate was 2.1%. For the county as a whole, the homeowner vacancy rate was 3.8% and the rental vacancy rate was 9.5%.

TABLE HNA-12: 2010 OCCUPANCY STATUS OF HOUSING STOCK

Type	City of Eastvale		Riverside County	
	Number	Percentage	Number	Percentage
Occupied	13,640	94.1%	686,260	85.7%
Vacant	854	5.9%	114,447	14.3%
For rent	75	8.8%	23,547	20.6%
For sale	371	43.4%	18,417	16.1%
Rented/sold, not occupied	138	16.2%	4,362	3.8%
For seasonal/recreational or occasional use	450	52.7%	50,538	44.2%
All other including migrant workers	225	26.3%	17,583	15.4%
Total Housing Units	14,494	100.0%	800,707	100.0%

Source: 2010 Census

APPENDIX: HOUSING NEEDS ASSESSMENT



HOUSING AGE AND CONDITIONS

Housing conditions are an important indicator of quality of life in the City of Eastvale. Like any asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus, maintaining and improving housing quality is an important goal for communities.

An indication of the quality of the housing stock is its general age. Typically housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. **Table HNA-13** displays the age of Eastvale's housing stock as of 2005. Among the housing stock, 97.1% of the housing units in Eastvale were built since 1990. Only 2.9% of the housing stock is over 30 years old, meaning the rehabilitation needs could be relatively low. Based on day-to-day spot checks and knowledge of the city's housing stock, the City's Code Enforcement Department has identified two areas of the city that exhibit signs of deferred maintenance. It is estimated that less than 1% of the housing stock is in need of rehabilitation.

TABLE HNA-13: AGE OF HOUSING STOCK

Structure Built	Units	Percentage
2005 or later	6,856	48.6%
2000 to 2004	6,321	44.8%
1990 to 1999	519	3.7%
1980 to 1989	89	0.6%
1970 to 1979	66	0.5%
1960 to 1969	164	1.2%
1950 to 1959	91	0.6%
Prior to 1950	0	0
Total Units	14,106	100%

Source: 2008–2010 American Community Survey

APPENDIX: HOUSING NEEDS ASSESSMENT



HOUSING COST AND AFFORDABILITY

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Housing affordability is dependent on income and housing costs.

Housing affordability is based on the relationship between household income and housing expenses. According to the HCD and the US Department of Housing and Urban Development (HUD), housing is considered “affordable” if the monthly housing cost is no more than 30% of a household’s gross income.

Sales Prices

Eastvale was hit hard by the nationwide housing bubble that burst in the late 2000s. A large portion of the community’s homes were sold during the early- and mid-2000s at prices fueled by the subprime mortgage industry and the high demand for housing in the city. In June 2006, the median home in Eastvale was valued at \$601,000; this value fell dramatically to around \$340,000 by October 2011 according to Eastvale-Real Estate, but has since started to rise, as indicated by the March 2013 median price of \$414,340. Table HNA-14 reports median listing prices for single-family homes by number of bedrooms and by zip code.

TABLE HNA-14: SINGLE-FAMILY HOME MEDIAN LISTING PRICES, MARCH 2013

Zip Code	5+ BR		4 BR		3 BR		2 BR		# of Listings
91752	3,210 sf	\$389,950	2,757 sf	\$387,500	1,641 sf	\$342,400	920 sf	\$187,500	37
92880	3,677 sf	\$489,900	2,635 sf	\$420,000	1,879 sf	\$400,695	-	-	22

Source: Eastvale-Real Estate, March 2013

Rental Prices

In March 2013, a rental survey was conducted to determine rent rates for housing units in Eastvale. Table HNA-15 illustrates the rental costs in Eastvale by the number of bedrooms.

TABLE HNA-15: MEDIAN RENTAL COST BY HOUSING TYPE

Housing Type	1 BR	2BR	3BR	4BR	5BR	6BR
Apartments	\$1,590	\$1,810	-	-	-	-
Houses	-	-	\$2,100	\$2,350	\$2,400	\$2,500

Source: PMC Rental Survey, March 2013

APPENDIX: HOUSING NEEDS ASSESSMENT



Housing Affordability

Table HNA-16 provides the affordable rents and maximum purchase price, based on the HCD income limits for Riverside County. As shown in Table HNA-16, the maximum affordable rent for a very low-income four-person household is \$838 monthly. As shown in Table HNA-15, one- and two-bedroom apartments were renting for \$1,590 to \$1,810 and therefore are out of the affordability range for these households.

The median sales price for single-family homes in Eastvale has started to rebound. In March 2013, the listing price for single-family homes in the city ranged from \$344,900 to \$598,880 for a four-bedroom home, \$299,900 to \$434,880 for a three-bedroom home, and \$114,900 to \$399,900 for a two-bedroom home (Table HNA-14). There was also one two-bedroom condominium on the market listed at \$250,000. The maximum affordable sales price for a four-person household is \$111,320 for a very low-income household, \$178,590 for a low-income household, and \$259,510 for a moderate-income household. This indicates that only moderate-income households would be able to afford existing and newly constructed two-bedroom homes in Eastvale; three-bedroom and larger homes may be out of reach for even moderate-income families.

TABLE HNA-16: HOUSING AFFORDABILITY BY INCOME LEVEL

	Income Level		
	Very Low	Low	Moderate
Annual Income	\$33,500	\$53,600	\$78,000
Monthly Income	\$2,792	\$4,466	\$6,500
Maximum Monthly Gross Rent ¹	\$838	\$1,339	\$1,950
Maximum Purchase Price ²	\$111,320	\$178,590	\$259,510

Source: 2013 Income Limits, Department of Housing and Community Development, monthly mortgage calculation: <http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx?source=web>

¹ Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

² Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 5.6% annual interest rate.

APPENDIX: HOUSING NEEDS ASSESSMENT



SPECIAL NEEDS GROUPS

Certain groups have greater difficulty in finding acceptable, affordable housing due to special circumstances relating to employment and income, household characteristics, and disabilities, among others. These “special needs” groups include seniors, persons with disabilities, large households, female-headed households with children, homeless persons, and farmworkers.

SENIORS

Senior residents have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Senior households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that could accommodate disabilities that would help ensure continued independent living.

According to the 2010 Census, there were 2,504 seniors or 4.7% of the total population (age 65 and over) in the City of Eastvale. Of those, 1,673 were between the ages of 65 and 74, 683 were between the ages of 75 and 84, and the remaining 194 were 85 and older. Riverside County as a whole had more than double the percentage of seniors with 13.0% of persons ages 65 and over.

Of the senior population, 709 seniors were householders in Eastvale, representing 5.2% of all households. Of these 709 households, 85% were owner-occupied and 15% were renter-occupied. Riverside County’s portion of senior householders was considerably different, with its 155,502 senior householders accounting for almost 23% of the entire housing stock. The senior householder tenure was similar to Eastvale, though, with 80% of households living in homes that they own, and 20% of senior-headed households renting their homes.

PERSONS WITH DISABILITIES

Physical, mental, and/or developmental disabilities may prevent a person from working, may restrict one’s mobility, or may make it difficult to care for oneself. Persons with disabilities have special housing needs often related to the limited ability to earn a sufficient income and to a lack of accessible and affordable housing. Some residents have disabilities that require living in a supportive or institutional setting.

The 2010 Census defines a disability as “a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.”

Based on the 2008–2010 American Community Survey, 2,727 (4.9%) persons in Eastvale and 219,271 (10.1%) persons in Riverside County had some form of disability.

APPENDIX: HOUSING NEEDS ASSESSMENT



Development Disabilities (Senate Bill 812)

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The Inland Regional Center designs programs according to age, specialization, and geographic location. Categories include Early Start/Prevention 0–3; School Age 3–15; Transition 16–22; Adult 23–59; and Senior 60+. To become eligible for services, applicants must reside in either Riverside County or San Bernardino County and be diagnosed with a developmental disability. The following information (Table HNA-17) from the Inland Regional Center provides a closer look at Eastvale's population of developmentally disabled persons.

TABLE HNA-17: DEVELOPMENTALLY DISABLED RESIDENTS BY AGE

Zip Code	0–14 Years	15–22 Years	23–54 Years	55–65 Years	65+ Years	Total
92880	176	65	95	7	3	346
91752	56	26	52	2	3	139

Source: Inland Regional Center, 2013.

APPENDIX: HOUSING NEEDS ASSESSMENT



There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Inland Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

LARGE HOUSEHOLDS

Large households are defined as households with five or more members. Large households comprise a special needs group because of the need for larger dwelling units, which are often in limited supply and therefore command higher prices. In order to save for other basic necessities such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller dwelling units, frequently resulting in overcrowding.

Based on estimates from the 2010 Census, 33.2% (4,523) of Eastvale’s households were large households, including 8.4% (1,141) that had six or more persons and 8.1% (1,110) that had seven or more persons. As previously mentioned, 4,523 households in Eastvale were occupied by five or more persons. Of those, 3,629 were owner-occupied households and 894 were renter-occupied households.

FEMALE-HEADED HOUSEHOLDS

Female-headed households are one-parent households with children under the age of 18 living at home. For these households, living expenses generally require a larger proportion of income relative to two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for female-headed households. Additionally, female-headed households have special needs involving access to day care or child care, health care, and other supportive services.

According to the 2010 Census, 7.1% (966 households) of households in the city were female-headed households.

APPENDIX: HOUSING NEEDS ASSESSMENT



FARMWORKERS

Farmworkers are generally considered to have special housing needs because of limited income and the unstable nature of employment (i.e., having to move throughout the year from one harvest to the next). The typical temporary nature of farm work is not the case in Eastvale. The only work of this nature is dairy work and that happens year-round and is not seasonal.

Based on the 2008–2010 American Community Survey and as shown in **Table HNA-9**, it is estimated that there are approximately 33 persons employed in the agriculture, forestry, fishing, and hunting industry, representing only 0.1% of the total population. The demand for specific farmworker housing is estimated to be very minimal, if at all, and therefore housing is addressed through the current housing stock and through overall programs for affordability.

HOMELESS

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and the complexity of factors that lead to homelessness and to community opposition to the siting of facilities that serve homeless clients. California law requires that housing elements estimate the need for emergency shelter for homeless people.

Currently, according to Eastvale Police Department, there are approximately fewer than ten transients/homeless persons in the City of Eastvale. **Table HNA-18** shows some of the shelter resources available to the homeless in Riverside County.

TABLE HNA-18: HOMELESS SHELTER RESOURCES

Shelter Name	Type of Shelter	City	Clientele or Needs Served	Number of Beds ¹
Alternatives to Domestic Violence	Emergency	Riverside/Corona	Women & children	15
God's Helping Hand	Emergency	Perris	General	15
I Care Shelter	Emergency	Riverside	Families	30
Operation SafeHouse	Emergency	Riverside	Runaway youth	17
Friends of Jefferson House	Trans/Perm	Riverside	Substance abuse	60
God's Helping Hand	Transitional	Perris	Substance abuse	15
Inland Aids Project	Transitional	Riverside	HIV/AIDS	20
Lutheran Social Services	Transitional	Riverside	Families	30
Operation Safe House	Transitional	Riverside	Youth	20
Whiteside Manor	Transitional	Riverside	Dually diagnosed	47
Whiteside Manor	Transitional	Riverside	Substance abuse	122

Source: Riverside County Consolidated Plan 2004–2009

APPENDIX: HOUSING NEEDS ASSESSMENT



ANALYSIS OF AT-RISK HOUSING

State housing element law requires the analysis of government-assisted housing units that are eligible to convert from low-income housing to market-rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions and the development of programs aimed at their preservation.

INVENTORY OF AFFORDABLE UNITS

According to the California Housing Partnership Corporation, there are no government-assisted rental properties in the City of Eastvale.

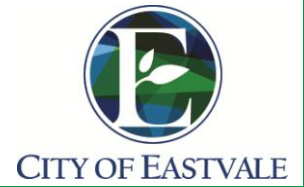
Preservation Resources

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified nonprofit entities need to be made aware of the future possibilities of units becoming “at risk.” Should a property become at risk, the City maintains an active list of resources by which to preserve that property.

In addition, the City of Eastvale will develop procedures for monitoring and preserving at-risk units, which will include:

- Monitoring the Risk Assessment report published by the California Housing Partnership Corporation (CHPC).
- Maintaining regular contact with the local HUD office regarding early warnings of possible opt-outs.
- Maintaining contact with the owners and managers of existing affordable housing to determine if there are plans to opt out in the future and offer assistance in locating eligible buyers.
- Developing and maintaining a list of potential purchasers of at-risk units and acting as a liaison between owners and eligible purchasers.
- Ensuring that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner’s desire to opt out or prepay. State law requires a 12-month notice.

APPENDIX: HOUSING NEEDS ASSESSMENT



Nonprofit Entities

Nonprofit entities serving Riverside County, including Eastvale, can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Riverside County area includes:

- Alternatives for Domestic Violence
- Shelter from the Storm
- Banning Partners for a Revitalized Community
- Catholic Charities
- Coachella Valley Housing Coalition
- Fair Housing Council of Riverside County
- Family Service Association of Riverside County
- Habitat for Humanity
- Lutheran Social Services
- Shared Housing

APPENDIX: HOUSING NEEDS ASSESSMENT



HOUSING OPPORTUNITIES AND RESOURCES

This section includes an evaluation of the availability of land resources, financial resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, and the financial resources available to assist in implementing the City's housing programs. Additionally, this section examines opportunities for energy conservation.

REGIONAL HOUSING NEED

The City of Eastvale falls under the jurisdiction of the Southern California Association of Governments (SCAG). SCAG is responsible for developing a Regional Housing Needs Plan (RHNP) allocating the region's share of the statewide housing needs to lower-level councils of governments. The Regional Housing Need Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element's statutory planning period. As shown in Table HNA-19, the City of Eastvale is required to accommodate 1,463 units, 624 of which must be affordable for lower-income households, during the 2014–2021 planning period.

TABLE HNA-19: REGIONAL HOUSING NEED, 2014–2021

Income Category	2014–2021 RHNA
Extremely Low	187
Very Low	187
Low	250
Moderate	274
Above Moderate	565
Total	1,463

Source: SCAG 2012

AVAILABILITY OF LAND

To demonstrate the City's capacity to potentially meet its RHNA, an adequate sites inventory was conducted. The sites listed in Table HNA-23 are currently vacant and will allow for the development of a variety of housing types that will potentially meet the needs of all income groups as allocated by SCAG for the remainder of the 2014–2021 RHNA period.

APPENDIX: HOUSING NEEDS ASSESSMENT



This inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites within the current planning period. The analysis also identifies the zoning districts the City believes can accommodate its share of the regional housing needs for all income levels.

REALISTIC CAPACITY

The City considered and evaluated the implementation of its current multi-family development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) to determine approximate density and unit capacity. Realistic capacity was determined by multiplying the number of acres by the maximum density for the site, and then 80% of that result was used as the final realistic unit number to account for site and regulatory constraints.

It should be noted that each parcel's density is determined by the land use designation and not the zoning. Therefore, all sites included in the inventory have been organized by land use designation and allocated to the category in which they will develop at maximum potential. Parcels that have conflicting or inconsistent land use and zoning designations (e.g., C-1 zone in the LDR land use designation) are included as informational items, but are not included in the acreage or unit inventory. These sites are also not credited toward meeting the City's RHNA.

ZONING TO ACCOMMODATE THE DEVELOPMENT OF HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Eastvale is 30 dwelling units per acre.

Based on discussions with four local affordable housing developers, as outlined in the following section, the City has determined that densities as low as 22 units per acre are appropriate to accommodate the City's lower-income housing need.

APPENDIX: HOUSING NEEDS ASSESSMENT



MEETING THE CITY'S FOURTH ROUND RHNA

Action H-1.1 of the 2006–2014 Housing Chapter committed the City to amending the Land Use Map of the General Plan to add a minimum of 28 acres to the Highest Density Residential (HHDR) designation with zoning appropriate to allow for multi-family owner-occupied and rental multi-family development by right. The HHDR General Plan land use designation has a minimum density of 20 units per acre and does not have a maximum.

In February 2012, the City completed a Specific Plan amendment to the I-15 Corridor Specific Plan which changed the land use designation of 10 acres of High Density Residential, allowing 8–14 units per acre, to HHDR, allowing 20+ units per acre. The residential capacity for the Specific Plan is 300 units. To date, there are no projects proposed within the Specific Plan. Public facilities and infrastructure requirements are already in place on the site. With the completion of this Specific Plan amendment, the City is now left to rezone an additional 18 acres of land to HHDR.

In January 2013, the City contacted four affordable housing developers within the area: Jamboree Housing Corporation, Affirmed Housing Group, Bridge Housing Corporation, and Highland Partnership. Based on those conversations, it was determined that densities at 22 units per acre are appropriate for development of affordable housing within the City of Eastvale. When speaking with these developers it was determined that land cost is a bigger concern than increased density. Developers expressed the importance of consistency and compatibility with the surrounding uses when determining density. Based on conversations with these developers, it is not their desire to submit applications for residential projects of 30 units per acre.

The cost of different construction types was also discussed in the January 2013 meetings. When density gets to be 30 units per acre, the required materials (e.g., steel frame versus stick frame) and the need for structured parking cause the housing cost to increase to a level which cannot be supported by projected rental income. Lewis Group, one of the nation's largest privately held real estate development companies, is currently developing in the Inland Empire area and provided the following construction costs based on different densities. These numbers represent what the Lewis Group is experiencing on apartment projects in the region. Based on the cost information in Table HNA-20, development costs can increase significantly as the residential density of a project increases. Estimated construction costs range from \$55 to \$60 per square foot for a project at 16–20 units per acre, to \$160 to \$170 for a project at 40–50 units per acre.

TABLE HNA-20: INLAND EMPIRE AFFORDABLE HOUSING PRODUCT DENSITY EXAMPLES

Product	Building Type	Density	Average Square Foot	Average Cost per Square Foot
Multi-family-Attached	Conventional	16–20 units	1,600	\$55–\$60

APPENDIX: HOUSING NEEDS ASSESSMENT



Multi-family-Attached	Conventional	20–24 units	800	\$70–\$75
Multi-family-Attached	Wrap	30–34 units	950	\$100–\$105
Multi-family-Attached	Wrap	40 units	950	\$115–\$120
Multi-family-Attached	Podium	40–50 units	950	\$160–\$170

Source: Lewis Operating Company 2013

The input from affordable housing developers that 22 units per acre is an appropriate density for affordable housing development in the City of Eastvale is corroborated by affordable housing that has been constructed in similar communities in Riverside County. The City of Temecula, the City of Corona, and Riverside County all have default densities of 30 units per acre. Despite these higher default densities, six projects were constructed at or below 22 units per acre, and are identified in Table HNA-21.

TABLE HNA-21: INLAND EMPIRE AFFORDABLE HOUSING EXAMPLE PROJECTS

Jurisdiction	Development Name	Address	Dwelling Units	Acreage	DU/Acre
Temecula ¹	Rancho California Apartments	29140 Stonewood Road	55	5.54	9.9
Temecula ¹	Oaktree Apartments	42176 Lyndie Lane	40	3.13	12.8
Temecula ¹	Rancho West Apartments	42200 Main Street	150	10.48	14.3
Temecula ¹	Summerhouse Apartments	44155 Margarita Road	110	6.8	16.2
Corona ²	Corona Community Villas	2600 Main Street	74	8.2	9
Riverside County ³	Mission Palms Apartments	5875 Mission Boulevard	200	9.75	20.5

¹Affordable housing units were identified through the City's website. Acreage was identified using the City's GIS web portal.

²Affordable housing units were identified in the City's 4th round Housing Element. Acreage was identified with the City's GIS web portal.

³Affordable housing development and density was identified in Riverside County's 4th round Housing Element. The density was confirmed through interpersonal communication with Mission Palms Apartments staff and the Riverside County GIS web portal.

APPENDIX: HOUSING NEEDS ASSESSMENT



As a result of the financial feasibility concerns at 30 units an acre and recent development trends in the region, the City of Eastvale is confident that making land available at a density of 22 units is sufficient to providing affordable housing products. This density will provide for conventional two-story apartments/condominiums/townhomes that fit the overall aesthetic of this suburban community at a cost that is affordable to lower-income households.

As a part of this outreach to affordable developers in the area, the City also wanted to show its continuous efforts to assist with the development of higher density and affordable projects, so we also asked developers what incentives the City could provide. Reduced parking was a primary incentive sought by all affordable developers. There was also mention of deferred fees, density bonuses, greater access to financing, reduced setbacks, and expedited processing for affordable projects. The City's 2006–2014 Housing Element includes the following programs to assist with the development of affordable housing: Action H-2.1 Assistance with Affordable Projects; Action H-4.2 Available Housing Programs and Assistance; Action H-4.3 Multi-Family Development; H-8.1 Incentives for Development of Housing; and Action H-11.1 Priority for Affordable Projects.

Based on the outcomes of these conversations and the fact that the City's Housing Chapter of the General Plan includes numerous programs to assist with the development of affordable housing, the City of Eastvale believes that 22 units per acre is appropriate to meet the remaining portion of its lower-income regional housing needs. Because the City already has sufficient land zoned at this density, no further rezones are needed. The City currently has 72.72 acres of land in the Resort Specific Plan (this capacity was inadvertently overlooked during the preparation of the 2012 General Plan and is not currently included in the land inventory) that can accommodate 1,104 units. It is assumed that at least 35% of these units will be built at the higher-density range, giving a capacity of 386 units.

With the 300-unit capacity in the I-15 Corridor Specific Plan and the 386-unit capacity in the Resort Specific Plan, the City displayed a total capacity of 686 units available to meet its 2006–2014 lower-income RHNA of 611, thus leaving the City with a 75-unit capacity surplus.

STRATEGY TO MEET THE FIFTH ROUND RHNA

The City plans to continue to rely on the strategy described above and meet a portion of its lower-income housing needs on sites zoned at 22 units per acre. The City will continue to use the high density zoning available in the I-15 Corridor Specific Plan and the Resort Specific Plan to accommodate the development of housing affordable to lower-income households. The 686-unit capacity is still enough to meet the 2014–2021 lower-income RHNA of 624, leaving a surplus of 62 units.

APPENDIX: HOUSING NEEDS ASSESSMENT



Specific Plans

I-15 Corridor Specific Plan

The I-15 Corridor Specific Plan provides for 142 acres of residential land with densities ranging from 4.8 to 30 dwelling units per acre. Most of the medium- and low-density acres have been developed. However, Planning Area 23b includes a vacant 10-acre parcel, which is designated as HHDR. As illustrated in Table HNA-22, this HHDR-zoned parcel provides capacity for 300 lower-income units. The I-15 Corridor Specific Plan does not include a phasing plan for development.

TABLE HNA-22: I-15 CORRIDOR SPECIFIC PLAN VACANT PARCEL DWELLING UNIT CAPACITY

Site Number	APN	Specific Plan Planning Area	Residential Land Use	Total Acreage	Density (DU/Acre)	Actual Dwelling Units	Constraints
I-15 SP 1	152650020	23b	HHDR	10.0	30	300	none
		--	Total	10.0	--	300	

Source: City of Eastvale, March 2013

APPENDIX: HOUSING NEEDS ASSESSMENT



Resort Specific Plan

The Resort Specific Plan covers the area currently occupied by six parcels: 160020005, 160020006, 160020023, 160020025, 160020029, and 160020030. The Resort Specific Plan subdivides these parcels into several uses, including 131.1 acres of residential land with densities ranging from 8 to 22 dwelling units per acre. Of the possible 1,750 units in the specific plan, 1,104 are identified as “very high density,” density ranging between 14 and 22 units per acre. Of the 1,104 very high density units, the City took a conservative estimate and assumed that 35% of these units would be developed at 22 units per acre (386 units). The remaining 65%, or 718 units, are identified as appropriate for moderate-income housing. The Resort Specific Plan does not include a phasing plan for development (Table HNA-23).

TABLE HNA-23: RESORT SPECIFIC PLAN DWELLING UNIT CAPACITY

Site Number	APN ¹	Specific Plan Planning Area	Residential Land Use ²	Total Acreage	Density Range (DU/Acre)	Specific Plan Identified Dwelling Units ³	Constraints
RSP 1	-- ¹	P.A. 1	High Density	9.56	8-14	90	none
RSP 2	-- ¹	P.A. 2	High Density	10.22	8-15	115	none
RSP 3	-- ¹	P.A. 3	High Density	9.35	8-16	102	none
RSP 4	-- ¹	P.A. 4	High Density	12.59	8-17	138	none
RSP 10	-- ¹	P.A. 10	High Density	16.67	8-18	201	none
Total High Density				58.39		646	
RSP 5	-- ¹	P.A. 5	Very High Density	15.19	14-22	267	none
RSP 6	-- ¹	P.A. 6	Very High Density	11.37	14-22	160	none
RSP 7	-- ¹	P.A. 7	Very High Density	11.51	14-22	192	none
RSP 8	-- ¹	P.A. 8	Very High Density	10.4	14-22	146	none
RSP 9	-- ¹	P.A. 9	Very High Density	13.27	14-22	186	none
RSP 11	-- ¹	P.A. 11	Very High Density	10.98	14-22	153	none
Total High Density				72.72		1,104⁴	
35% developed at 22 DU/Acre						POLICY LU-1:	386 ⁴
--		Total		131.11	--	1,750	

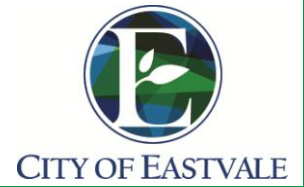
Source: City of Eastvale, March 2013

¹ The Resort Specific Plan covers the area currently occupied by six parcels: 160020005, 160020006, 160020023, 160020025, 160020029, and 160020030. The Resort Specific Plan subdivides these parcels into planning areas that overlap multiple parcels; presenting the information as planning areas allows for the most accurate presentation of dwelling units as envisioned by the Resort Specific Plan.

² “Retail/Mixed Use” is a land use type in the Resort Specific Plan. However, since no density or units have been estimated, the designation is not included in this analysis.

³ This column represents maximum capacity, as identified in Figure IV-1 of the Resort Specific Plan.

APPENDIX: HOUSING NEEDS ASSESSMENT



⁴Although 1,104 very high density units are possible under the maximum build-out scenario, the City took a more realistic and conservative estimate for this analysis and assumed that 35% of these units would be developed at 22 units per acre (386 units). The remaining 65% of very high density units (718 units) were added to the 646 high density units, yielding a total of 1,364 units that are considered appropriate for moderate-income housing.

SITE INVENTORY

Table HNA-24 compares the City of Eastvale's RHNA to the site inventory capacity. Accounting for the specific plan capacity, the City has a surplus of 62 units available to lower-income households (including extremely low-, very low-, and low-), 1,840 units available to moderate-income households, and 444 units available to above moderate-income households, a total surplus of 2,346 units. Table HNA-25 provides the characteristics of the available sites for the development of single-family homes and multi-family units, and Figure HNA-2, Land Inventory Map, shows the location of each site.

APPENDIX: HOUSING NEEDS ASSESSMENT



TABLE HNA-24: COMPARISON OF THE REGIONAL HOUSING NEED AND RESIDENTIAL SITES

Income Group	2014-2021 RHNA	Specific Plan Capacity	Site Inventory Capacity	Total	RHNA Surplus
Extremely Low	187	686	--	686	62
Very Low	187				
Low	250				
Moderate	274	1,364	750	2,114	1,840
Above Moderate	565	--	1,009	1,009	444
Total	1,463	2,050	1,759	3,809	2,346

Source: City of Eastvale, SCAG, March 2013

TABLE HNA-25: LAND INVENTORY

Site #	APN	Zoning	GP Land Use	Total Acreage	Allowable Density	Unit Potential (80%)	Constraints ¹
Agriculture							
1	130020008	A-2-10	AG	45.48	0.05	2	
2	130030043	A-2-10	AG	15.48	0.05	1	
Subtotal				60.96		3	
Low Density Residential							
3	130070002	A-1	LDR	0.96	2	2	Flood Zone, developer to mitigate
4	130070006	A-1	LDR	0.68	2	1	Flood Zone, developer to mitigate
5	130070008	A-1	LDR	0.50	2	1	Flood Zone, developer to mitigate
6	130070015	A-1	LDR	2.32	2	4	
7	130070019	A-1	LDR	1.11	2	2	
8	130080004	A-1	LDR	0.99	2	2	Flood Zone, developer to mitigate
9	144070012	A-1	LDR	4.37	2	7	
10	144070013	A-1	LDR	4.45	2	7	
11	144070014	A-1	LDR	7.43	2	12	

APPENDIX: HOUSING NEEDS ASSESSMENT



Site #	APN	Zoning	GP Land Use	Total Acreage	Allowable Density	Unit Potential (80%)	Constraints ¹
12	144070015	A-1	LDR	7.21	2	12	
13	144080008	A-1	LDR	1.42	2	2	
14	144080009	A-1	LDR	0.64	2	1	
15	144090019	A-1	LDR	0.78	2	1	
16	144100002	A-1	LDR	0.97	2	2	
17	144100009	A-1	LDR	1.07	2	2	
18	144100010	A-1	LDR	1.31	2	2	
19	144100011	A-1	LDR	2.38	2	4	
20	144100027	A-1	LDR	2.42	2	4	
21	144100033	A-1	LDR	0.79	2	1	
22	144100034	A-1	LDR	4.64	2	7	
23	144100041	A-1	LDR	1.87	2	3	
24	144100042	A-1	LDR	0.49	2	1	
25	144110027	A-1	LDR	2.39	2	4	
26	144110029	A-1	LDR	2.38	2	4	
27	144110034	A-1	LDR	1.12	2	2	
28	144130008	A-1	LDR	3.93	2	6	
29	144130012	A-1	LDR	0.47	2	1	
30	144130013	A-1	LDR	0.69	2	1	
31	144130016	A-1	LDR	0.51	2	1	
32	130080005	A-1	LDR	5.43	2	9	
33	144070005	A-2	LDR	1.13	2	2	
34	144070006	A-2	LDR	2.11	2	3	
35	144070007	A-2	LDR	2.36	2	4	
36	144070008	A-2	LDR	2.40	2	4	
37	144070016	A-2	LDR	0.94	2	2	
38	144070017	A-2	LDR	0.96	2	2	
39	144070018	A-2	LDR	0.54	2	1	
40	144070020	A-2	LDR	0.72	2	1	
41	144150003	A-2	LDR	0.61	2	1	
42	144150004	A-2	LDR	0.68	2	1	
43	144150006	A-2	LDR	0.77	2	1	
44	144150007	A-2	LDR	0.61	2	1	

APPENDIX: HOUSING NEEDS ASSESSMENT



Site #	APN	Zoning	GP Land Use	Total Acreage	Allowable Density	Unit Potential (80%)	Constraints ¹
45	152030006	A-2-5	LDR	4.19	2	7	Flood Zone, developer to mitigate
46	130080008	A-2-10	LDR	4.76	2	8	
47	152040034	R-A-1	LDR	32.54	2	52	Flood Zone, developer to mitigate
Sites with Inconsistent Zoning							
48	144080007	C-1/C-P	LDR		2	--	Flood Zone, developer to mitigate
49	144080017	C-1/C-P	LDR		2	--	
50	144120010	C-1/C-P	LDR		2	--	
51	144080015	C-1/C-P	LDR		2	--	
52	144080006	C-1/C-P	LDR		2	--	
53	144080004	C-1/C-P	LDR		2	--	
54	144080003	C-1/C-P	LDR		2	--	
55	152040034	W-1	LDR		2	--	
Subtotal				121.04		198	
Medium Density Residential							
56	152050046	A-2-5	MDR	4.40	5.0	12	
57	130020008	A-2-10	MDR	20.37	5.0	57	
58	152050050	A-2-10	MDR	13.42	5.0	38	Flood Zone, developer to mitigate
59	164020004	A-2-10	MDR	0.38	5.0	1	
60	164030010	A-2-10	MDR	10.95	5.0	31	
61	164030025	A-2-20	MDR	29.94	5.0	84	
62	152060003	R-R	MDR	7.20	5.0	20	Approx. 55% buildable
63	130030042	R-1	MDR	0.00	5.0	0	
64	130080028	R-1	MDR	0.00	5.0	0	
65	130080031	R-1	MDR	0.00	5.0	0	
66	130653001	R-1	MDR	2.88	5.0	8	
67	130661003	R-1	MDR	29.29	5.0	82	

APPENDIX: HOUSING NEEDS ASSESSMENT



Site #	APN	Zoning	GP Land Use	Total Acreage	Allowable Density	Unit Potential (80%)	Constraints ¹
68	130730056	R-1	MDR	0.03	5.0	0	
69	144030029	R-1	MDR	0.45	5.0	1	
70	144030030	R-1	MDR	1.40	5.0	4	
71	144580026	R-1	MDR	0.36	5.0	1	
72	144600045	R-1	MDR	20.92	5.0	59	
73	144780012	R-1	MDR	0.91	5.0	3	
74	164010017	R-1	MDR	41.14	5.0	115	
75	164030032	R-1	MDR	31.19	5.0	87	
76	164030033	R-1	MDR	20.05	5.0	56	
77	164570026	R-1	MDR	0.67	5.0	2	
78	130020001	R-4	MDR	29.29	5.0	117	
79	144010009	SP ZONE	MDR	1.12	5.0	4	
80	144010013	SP ZONE	MDR	0.36	5.0	1	
81	144640057	SP ZONE	MDR	0.91	5.0	4	
82	144650077	SP ZONE	MDR	0.63	5.0	3	
83	144660058	SP ZONE	MDR	0.92	5.0	4	
84	144670077	SP ZONE	MDR	0.91	5.0	4	
85	144670094	SP ZONE	MDR	1.86	5.0	7	
86	144680090	SP ZONE	MDR	0.68	5.0	3	
Sites with Inconsistent Zoning							
87	130020001	C-1/C-P	MDR		5.0	--	
88	152050048	C-1/C-P	MDR		5.0	--	
89	152060002	W-1	MDR		5.0	--	
90	152050040	W-1	MDR		5.0	--	Flood Zone, developer to mitigate
91	152060003	W-1	MDR		5.0	--	Flood Zone, developer to mitigate
92	152420023	W-1	MDR		5.0	--	Flood Zone, developer to mitigate
93	164030019	C-P-S	MDR		5.0	--	
Subtotal				272.63		808	
Medium High Density Residential							
94	152050001	R-3	MHDR	18.52	8.0	119	

APPENDIX: HOUSING NEEDS ASSESSMENT



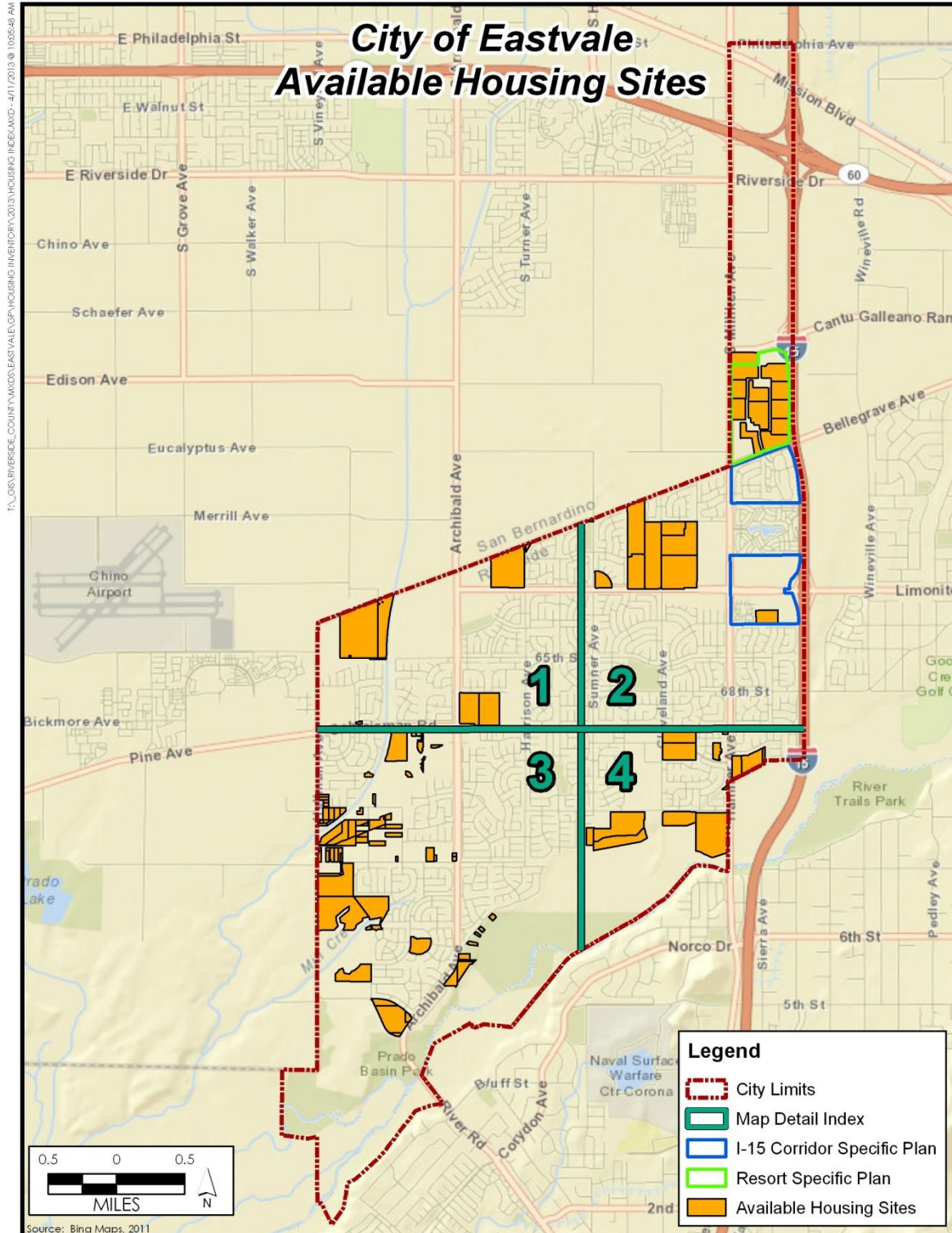
Site #	APN	Zoning	GP Land Use	Total Acreage	Allowable Density	Unit Potential (80%)	Constraints ¹
95	152050007	R-3	MHDR	19.53	8.0	75	
Subtotal				38.05		194	
High Density Residential							
96	160020024	R-3	HDR	11.26	14	126	
97	164030027	R-3	HDR	38.45	14	431	
Sites with Inconsistent Zoning							
98	164030024	A-2-20	HDR		14	--	
99	144060041	A-2-1	HDR		14	--	
Subtotal				49.71		557	

Source: City of Eastvale, March 2013

¹ All sites included in the land inventory have water and sewer available and unless a site constraint is listed, no constraint exists and 80% capacity is assumed, unless otherwise noted.

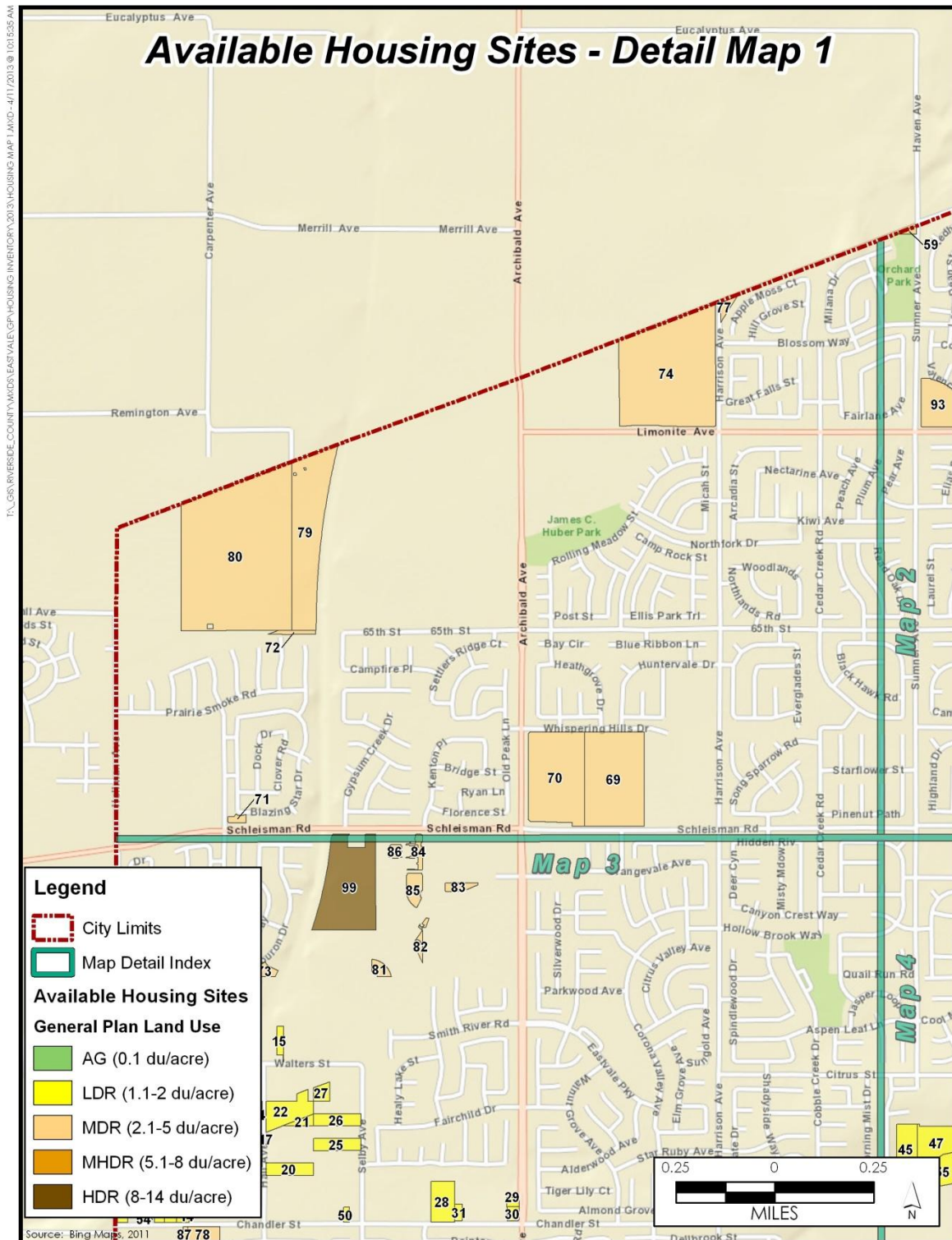
APPENDIX: HOUSING NEEDS ASSESSMENT

FIGURE HNA-2: LAND INVENTORY MAP



APPENDIX: HOUSING NEEDS ASSESSMENT

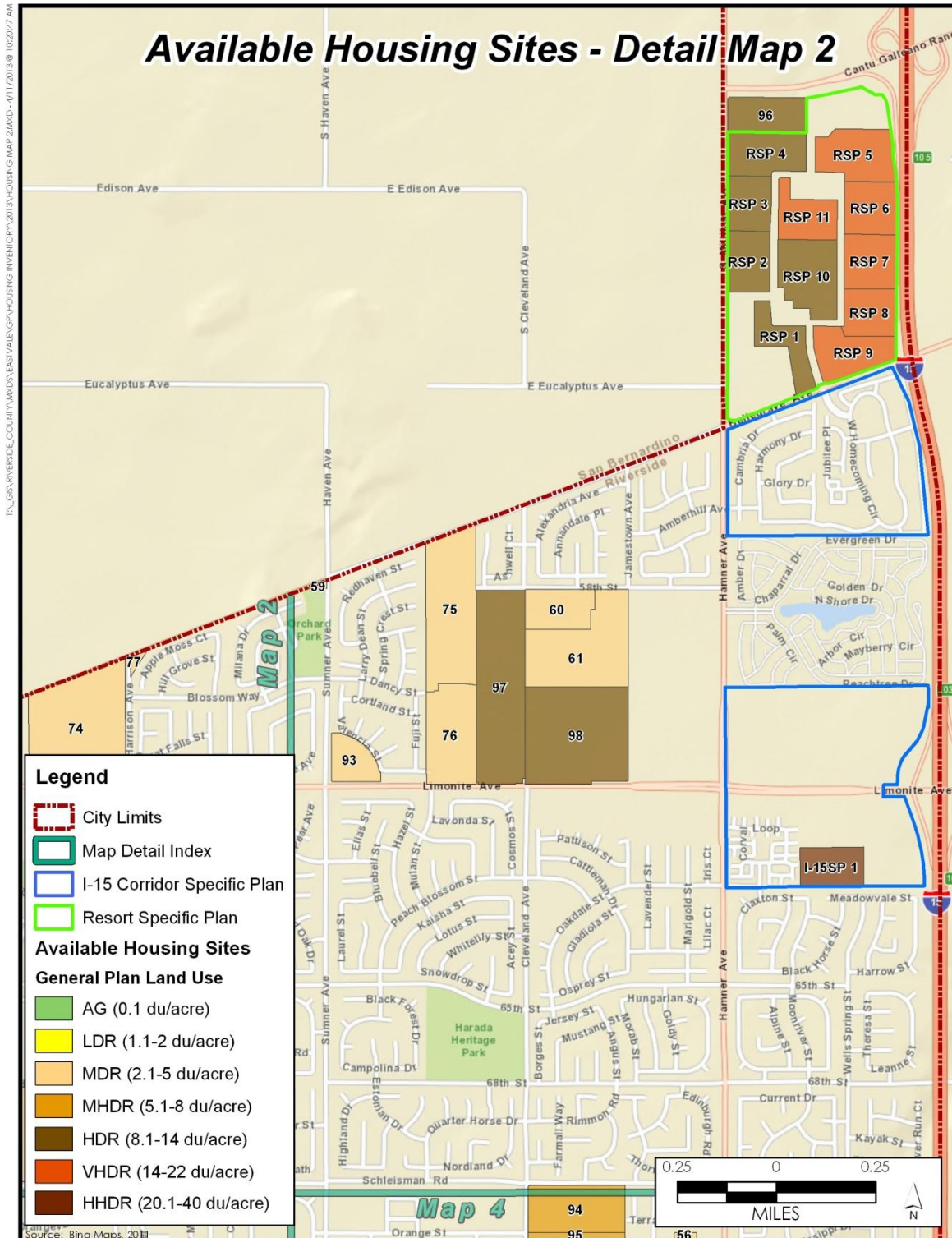
FIGURE HNA-3: LAND INVENTORY MAP, DETAIL 1



APPENDIX: HOUSING NEEDS ASSESSMENT



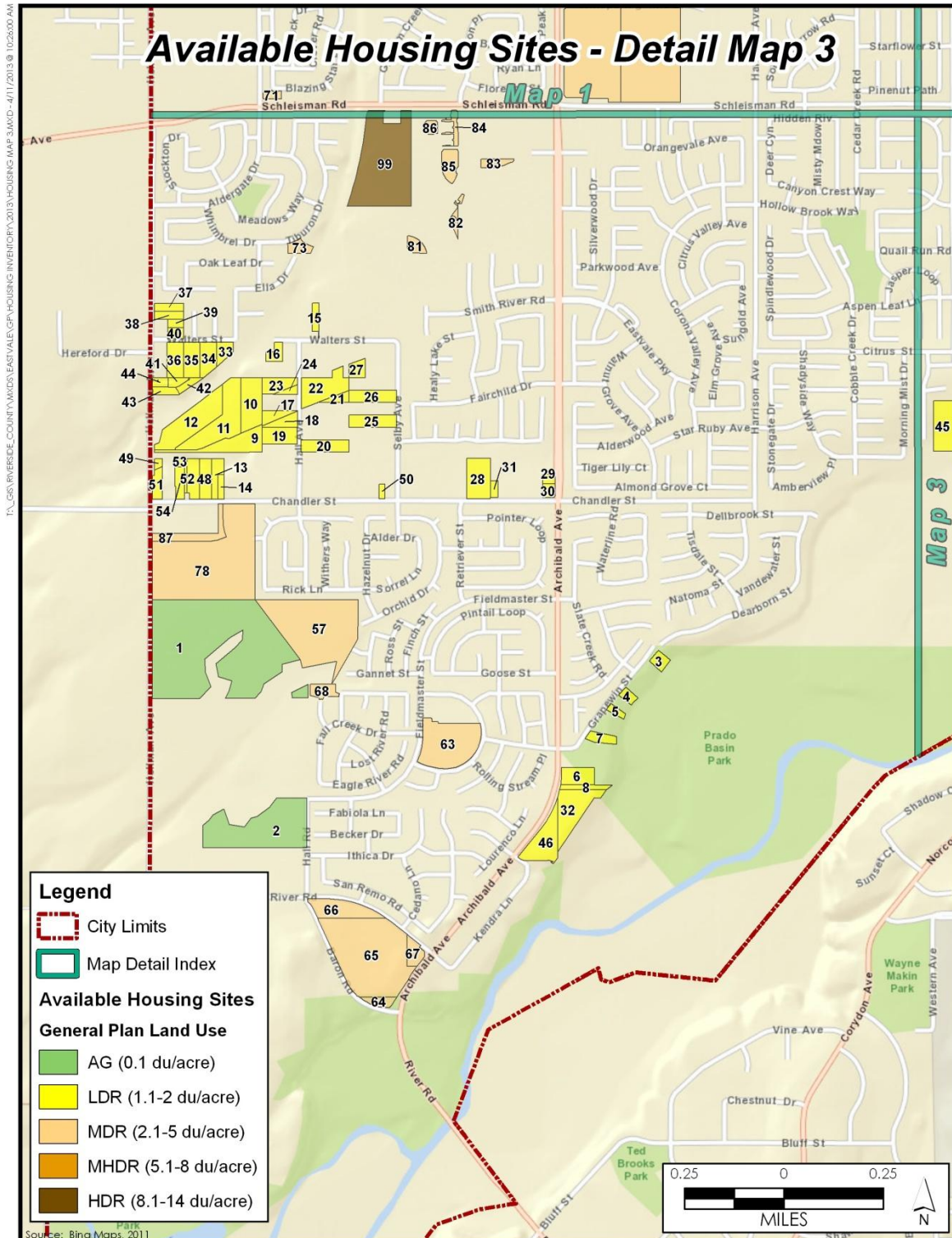
FIGURE HNA-4: LAND INVENTORY MAP, DETAIL 2



APPENDIX: HOUSING NEEDS ASSESSMENT



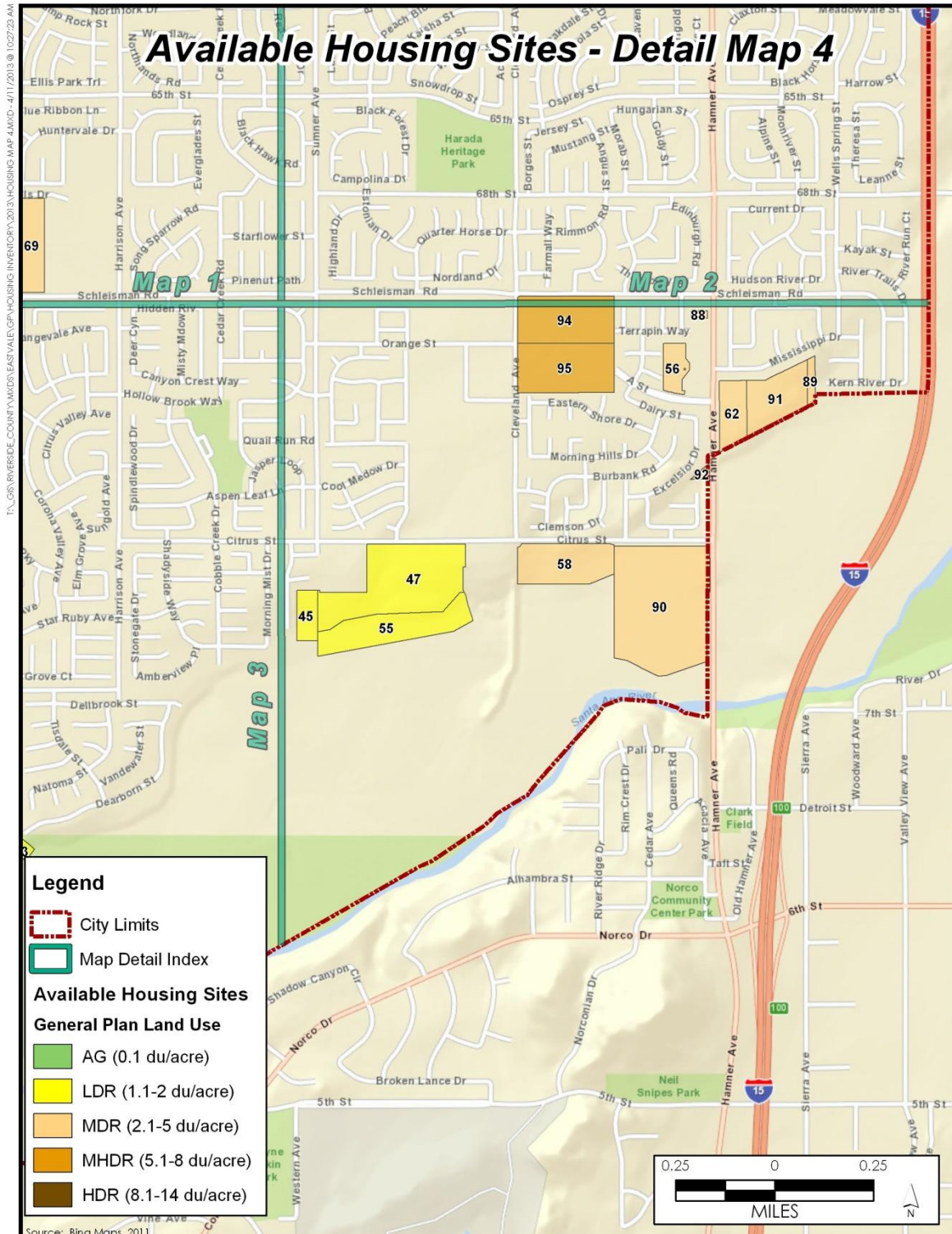
FIGURE HNA-5: LAND INVENTORY MAP, DETAIL 3



APPENDIX: HOUSING NEEDS ASSESSMENT



FIGURE HNA-6: LAND INVENTORY MAP, DETAIL 4



APPENDIX: HOUSING NEEDS ASSESSMENT



FINANCIAL RESOURCES

FEDERAL PROGRAMS

Community Development Block Grant (CDBG) – This program is intended to enhance and preserve the affordable housing stock. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/households with incomes not exceeding 80% of the county area median income. The City of Eastvale is now an entitlement city and receives an annual allocation of funding.

HOME Investment Partnership – HOME funding is a flexible grant program awarded on a formula basis for housing activities which takes into account local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to either assist rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Funding is also provided for possible property acquisition, site improvements, and other expenses related to the provision of affordable housing and projects that serve a group identified as having special needs related to housing.

Housing Choice Voucher (Section 8) Program – This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.

Section 811/202 Program – Nonprofit organizations and consumer cooperatives are eligible to receive no-interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and persons with disabilities. Project-based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

HUD Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA) – LIHPRHA was enacted in response to concern over the prepayment of HUD-assisted housing. The legislation addresses the prepayment of units assisted under Section 221(d)(3) and Section 236 (Section 236 replaced the Section 221(d)(3) program in 1968). Generally, the law facilitates the preservation of these low-income units by providing incentives to property owners to either retain their units as low income or to sell the project to priority purchasers (tenants, nonprofits, or governmental agencies). Pursuant to LIHPRHA, HUD must offer a package of incentives to property owners to extend the low-income use restrictions. These incentives would ensure property owners an 8% return on the recalculated equity or their property, provided the rents necessary to yield this return fall within a specified federal cost limit. The cost limits are either 120% of the fair market rent or the prevailing rent in the local market. If HUD can provide the owner with this return, the owner cannot prepay the mortgage. The owner must either stay in the program or offer to sell the project (a voluntary sale) to a priority purchaser for a

APPENDIX: HOUSING NEEDS ASSESSMENT



12-month option period or to other purchasers for an additional three months. The owner is required to document this choice in a Plan of Action.

If HUD cannot provide the owner with the 8% return, i.e., the rents required would exceed federal cost limits, the owner may prepay only after offering the sale to priority purchasers for 12 months or to other qualified buyers for an additional three months (a mandatory sale) and filing a Plan of Action which demonstrates that conversion will not adversely impact affordable housing or displace tenants. According to the California Housing Partnership Corporation, most projects in California will fall within federal cost limits, except those with exceptionally high rental value or condominium conversion potential.

Projects that are preserved under either of these methods are required to maintain affordability restrictions for the remaining useful life of the project, which is defined minimally as 50 years. Despite these requirements, property owners may still be able to prepay. First, the owner may prepay the property if no bona fide offer to purchase the property is made. Second, HUD may not provide some of the discretionary monies to priority purchasers in preservation sales. Finally, the overall success of the preservation efforts is contingent on congressional appropriation of sufficient funding to HUD.

STATE PROGRAMS

California Housing Finance Agency (CHFA) Multiple Rental Housing Programs – This state program provides below-market-rate financing to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20–150 units.

Low Income Housing Tax Credit (LIHTC) – This state program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition.

California Community Reinvestment Corporation (CCRC) – This private, nonprofit mortgage banking consortium provides long-term debt financing for affordable multi-family rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

APPENDIX: HOUSING NEEDS ASSESSMENT



LOCAL PROGRAMS

Nonprofit Entities –Nonprofit entities serving Riverside County, including Eastvale, can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Riverside County area includes:

- Alternatives for Domestic Violence
- Shelter from the Storm
- Banning Partners for a Revitalized Community
- Catholic Charities
- Coachella Valley Housing Coalition
- Fair Housing Council of Riverside County
- Family Service Association of Riverside County
- Habitat For Humanity
- Lutheran Social Services
- Shared Housing

OPPORTUNITIES FOR ENERGY CONSERVATION

The cost of housing includes not only the rent but also utility costs. Higher utility expenses reduce affordability. Building affordable homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort, and they waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, utility bills burden the poor and can cause homelessness. **Table HNA-26** summarizes available programs related to energy conservation that can be considered and engaged in the production of affordable housing.

APPENDIX: HOUSING NEEDS ASSESSMENT



TABLE HNA-26: ENERGY CONSERVATION PROGRAMS

Housing Program	Program Intent/Description	Eligible Activities	Funding Source
Utility Assistance Program	Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.		
241(a) Rehabilitation Loans for Multi-Family Projects	Provides mortgage insurance for improvements, repairs, or additions to multi-family projects.	Energy conservation Multi-family rehabilitation	HUD
Community Development Block Grant Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities.	Acquisition Infrastructure improvements Group homes/homeless and transitional housing Housing preservation and rehabilitation New construction (if completed by non-profit groups)/self-help housing Public services and community facilities Landlord/tenant mediation Accessibility retrofit and energy conservation Administration	HUD
Community Facilities Loans	Provides loan and loan guarantees to fund the construction, enlargement, or improvement of community facilities in rural areas, towns, and cities.	Community facilities Infrastructure/public works	Rural Housing Service
Rural Housing Preservation Grants	Supports the rehabilitation and repair of homeownership and rental housing for very low- and low-income households living in rural substandard housing.	Rehabilitation Construction Preservation of affordable housing Energy conservation	Rural Housing Service

APPENDIX: HOUSING NEEDS ASSESSMENT



Housing Program	Program Intent/Description	Eligible Activities	Funding Source
CalHOME	Loans and grants to local public agencies and nonprofit developers to assist individual households through deferred payment loans. Direct, forgivable loans to assist development of projects involving multiple-ownership units, including single-family subdivisions.	Acquisition Energy conservation Infrastructure development New construction single-family	HCD
DOE Energy Weatherization Assistance Program	Reduces the heating and cooling costs for low-income families by improving energy efficiency of their homes. Focuses on low-income seniors, individuals with disabilities, and families with children. Assistance includes (1) in-home energy education; (2) energy-related home repairs; (3) blower door-guided air sealing; (4) heat system safety tests, repair and tune; (5) duct insulation and sealing; (6) attic insulation; and (7) hot water savings measures.	Energy conservation Rehabilitation and repair	California Department of Community Services and Development
Low Income Home Energy Assistance Program (LIHEAP)	The LIHEAP block grant is funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1) the Weatherization Program which provides free weatherization services to improve the energy efficiency of homes including attic insulation, weather stripping, minor housing repairs and related conservation measures; (2) the Home Energy Assistance Program (HEAP) which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; (3) the Energy Crisis Intervention Program which provides payments for weather-related emergencies.	Financial assistance Energy conservation	California Department of Community Services and Development

APPENDIX: HOUSING NEEDS ASSESSMENT



Housing Program	Program Intent/Description	Eligible Activities	Funding Source
Neighborhood Housing Services	NHS is a three-way partnership among neighborhood residents, local government, and local businesses. NRC provides direct technical assistance, expendable grants, and capital grants to NHS, which makes loans for rehabilitation.	Rehabilitation Energy conservation Community services/facilities	Neighborhood Reinvestment Group
Weatherization Program	Provide weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, and financial assistance.	Weatherization rehabilitation	Southern California Gas, DOE, WEER, LIHEAP

Source: City of Eastvale 2011

APPENDIX: HOUSING NEEDS ASSESSMENT



HOUSING CONSTRAINTS

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) governmental constraints and (2) non-governmental constraints. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provisions for a variety of housing. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing.

GOVERNMENTAL CONSTRAINTS

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.

LAND USE CONTROLS

General Plan Land Use Designations

Each city and county in California must prepare a comprehensive, long-term general plan to guide its future. The land use element of the general plan establishes the basic land uses and density of development within each jurisdiction. Under state law, the general plan elements must be internally consistent, and each jurisdiction's zoning must be consistent with its general plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Chapter.

Table HNA-27 shows the residential General Plan land use designations for the City of Eastvale. The land use designations support a variety of housing types, ranging from very low-density development, which generally includes single-family homes on large lots, to high-density development, which includes multi-family development.

APPENDIX: HOUSING NEEDS ASSESSMENT



TABLE HNA-27: GENERAL PLAN LAND USE DESIGNATIONS

	Land Use Designation	Allowed Density	General Uses
AG	Agriculture	10 ac min.	Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
RR	Rural Residential	5 ac min.	Single-family residences with a minimum lot size of 5 acres. Allows limited animal-keeping and agricultural uses, recreational uses, compatible resource development and associated uses, and governmental uses.
RM	Rural Mountainous	10 ac min.	Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal-keeping, agriculture, recreational uses, compatible resource development and associated uses, and governmental uses.
RD	Rural Desert	10 ac min.	Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal-keeping, agriculture, recreational, renewable energy uses including solar, geothermal, and wind energy uses.
EDR EDR-RC	Estate Density Residential	2 ac min.	Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal-keeping uses are expected and encouraged.
VLDR VLD-RC	Very Low Density Residential	1 ac min.	Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian, and animal-keeping uses are expected and encouraged.
LDR LDR-RC	Low Density Residential	1/2 ac min.	Single-family detached residences on large parcels of 1/2 to 1 acre. Limited agriculture, intensive equestrian, and animal-keeping uses are expected and encouraged.
MDR	Medium Density Residential	2.1–5 du/ac	Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal-keeping is permitted.
MHDR	Medium High Density Residential	5.1–8 du/ac	Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.

APPENDIX: HOUSING NEEDS ASSESSMENT



	Land Use Designation	Allowed Density	General Uses
HDR	High Density Residential	8.1–14 du/ac	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line home.
VHDR	Very High Density Residential	14.1–20 du/ac	Single-family attached residences and multi-family dwellings. Note that the Resort Specific Plan allows for 22 du/ac in VHDR parcels.
HHDR	Highest Density Residential	20.1–40 du/ac	Multi-family dwellings, includes apartments and condominiums. Multi-storied (3+) structures are allowed.
MUPA	Mixed Use Planning Area	n/a	This designation is applied to areas outside of community centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Source: City of Eastvale 2011

Zoning Districts

Zoning, unlike the General Plan, is regulatory. Under the Zoning Code, development must comply with specific, enforceable standards such as minimum lot requirements, minimum setbacks, maximum building heights, and a list of allowable uses (Table HNA-28).

TABLE HNA-28: RESIDENTIAL ZONING DISTRICTS

	Zone	General Uses
R-1	One-Family Dwelling	One-family dwellings, mobile homes on permanent foundations, mobile home parks
R-2	Multiple-Family Dwelling	One-family dwellings, multiple-family dwellings, congregate care residential, single-family subdivisions, two-family dwellings, mobile home parks, boarding, rooming and lodging houses, bungalow courts, apartment houses
R-3	General Residential	One-family dwellings, multiple-family dwellings, congregate care facilities, two-family dwellings, bungalow courts, apartment houses, boarding, rooming and lodging houses, mobile home parks
R-4	Planned Residential	One-family dwellings, multiple-family dwellings, mobile home parks
R-6	Residential Incentive	One-family dwellings, mobile homes on permanent foundations, mobile home parks, multiple-family dwellings, planned residential developments, apartments

APPENDIX: HOUSING NEEDS ASSESSMENT



Zone		General Uses
A-1	Light Agriculture	One-family dwellings, mobile homes, farm labor camps, mobile home parks
A-2	Heavy Agriculture	One-family dwellings, agricultural mobile homes, labor camps
R-A	Residential Agriculture	One-family dwellings, mobile homes on permanent foundations, agricultural mobile homes, mobile home parks
R-R	Rural Residential	One-family dwellings, mobile home parks, RV parks, farm labor camps, guest ranches, planned residential development
R-T	Mobile Home Subdivisions and Mobile Home Parks	One-family dwellings, mobile homes, mobile home parks, mobile home subdivisions
S-P	Specific Plan	Residential, commercial, manufacturing, open space, public facilities, health, and community facilities, agricultural uses pursuant to the permit requirements outlined in the adopted Specific Plan

Source: City of Eastvale Zoning Code 2011

Note: Density established by the Eastvale General Plan, Land Use Map

Table HNA-29 shows the associated zoning that is consistent with the General Plan land use designation densities. As previously mentioned, density in the City of Eastvale is determined by the land use designation and not the zoning.

TABLE HNA-29: RESIDENTIAL COMPATIBILITY MATRIX

General Plan Land Use	Associated Zoning District
LDR	R-R
MDR	R-1, R-2, R-3, R-4
MHDR	R-2, R-3, R-4, R-6
HDR	R-3, R-4, R-6
VHDR	R-3, R-4, R-6
HHDR	R-3, R-4, R-6

Source: City of Eastvale 2011

APPENDIX: HOUSING NEEDS ASSESSMENT



DEVELOPMENT STANDARDS

The City of Eastvale regulates the type, location, and scale of residential development primarily through its Zoning Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as preserve the character and integrity of neighborhoods.

The City updated its Zoning Code in 2012. **Table HNA-30** summarizes the specific residential development standards in the Zoning Code update.

TABLE HNA-30: RESIDENTIAL ZONING CRITERIA

Development Standards	A-1	A-2	R-A	R-R	R-1	R-2	R-3	R-4	R-5	R-T
Lot Dimensions										
Minimum Lot Size (sf)	20,000	20,000	20,000	21,780	7,200	7,200	7,200	3,500	–	5,000
Minimum Lot Width	100 ft	100 ft	100 ft	80 ft	60 ft	60 ft	60 ft	40 ft	–	–
Frontage	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft	–	–
Minimum Lot Depth	150 ft	150 ft	150 ft	150 ft	100 ft	100 ft	100 ft	80 ft	–	–
Setbacks										
Front	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	10 ft	20 ft	50 ft	
Side – Interior	5 ft	10 ft	10 ft	10 ft	10 ft	10 ft	5 ft	5 ft	50 ft	10
Side – Street	5 ft	10 ft	10 ft	10 ft	10 ft	10 ft	5 ft	5 ft	50 ft	10
Rear	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft		10 ft	50 ft	–
Separation	–	–	–	–	–	15 ft/ 20 ft	–	–	20 ft	–
Height										
Primary Building	40 ft	40 ft	40 ft	40 ft	40 ft/3 stories	40 ft/3 stories	50 ft	40 ft/3 stories	50 ft	35 ft

Source: City of Eastvale Zoning Code 2012

Notes: Density established by the Eastvale General Plan, Land Use Map

There are no minimum lot coverage requirements.

APPENDIX: HOUSING NEEDS ASSESSMENT



Parking Requirements

In Southern California, providing sufficient parking for vehicles is an essential part of good planning. At the same time, excessive parking requirements can detract from the feasibility of developing new housing at a range of densities necessary to facilitate affordable housing. The City's Zoning Code establishes residential parking standards as summarized in **Table HNA-31**.

Residential parking standards are not deemed to be a constraint to the development, improvement, and maintenance of housing. The current standards match current vehicle ownership patterns of residents and do not have an impact on the cost or supply of housing. In an effort to assist with the development of housing affordable to lower-income households, the City allows for parking reductions for affordable projects (see **Action H-4.3**).

TABLE HNA-31: RESIDENTIAL PARKING REQUIREMENTS

Type of Residential Development	Required Parking
Single-Family:	2 spaces/unit
Multi-Family:	
One bedroom or studio	1.25 spaces/unit
Two bedrooms	2.25 spaces/unit
Three or more bedrooms	2.75 spaces/unit
Planned Residential Development:	
One bedroom	1.5 spaces/unit
Two or more bedrooms	2.5 spaces/unit
Senior housing	Same as single- and multi-family requirements
Mobile Home Parks	2 spaces/unit*

Source: City of Eastvale 2011

*Spaces may be tandem but must provide one guest space for every eight mobile home spaces.

Density Bonus

Under current state law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Chapter of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. In 2012, the City of Eastvale updated its Zoning Code to conform with Government Code Section 65915.

APPENDIX: HOUSING NEEDS ASSESSMENT



PROVISIONS FOR A VARIETY OF HOUSING

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. **Table HNA-32** provides a summary of the permitted housing types based on the changes proposed in the Zoning Code update.

TABLE HNA-32: HOUSING TYPES PERMITTED BY ZONE

Land Use	A-1	A-2	R-A	R-R	R-1	R-2	R-3	R-4	R-5	R-6	R-T
Agricultural Workers Housing	P	P	P	C							
Boarding, Rooming and Lodging Houses						P	P				
Bungalow Courts						P	P				
Congregate Care Facilities (7 or more persons)						C	C				
Emergency Shelters ¹											
Family Day Care, large			P	P	P	P	P	P	P	P	P
Family Day Care, small			P	P	P	P	P	P	P	P	P
Dwelling, Multiple-Family						P	P	P		P	
Dwelling, Second Unit	P	P		P							
Dwelling, Single-Family	P	P	P	P	P	P	P	P			P
Dwelling, Two-Family						P	P			P	
Group Homes (6 or fewer persons)			P	P	P	P	P	P	P	P	P
Home Occupations	P	P	P	P		P	P		P		P
Mobile Home Parks	C		C	C	C	C	C	C		C	C
Mobile Home	P	P	P	P	P	P	P	P			P
Senior Housing							P			P	
Single Room Occupancy Units ²											
Supportive Housing			P	P	P	P	P	P	P	P	P
Transitional Housing			P	P	P	P	P	P	P	P	P

Source: City of Eastvale Zoning Code 2012

P = Permitted, C = Conditional Use Permit

¹ The City permits emergency shelters by right in the Light Industrial (L-I) land use designation on parcels zoned Industrial Park (I-P).

² The City allows for single-room occupancy units in the General Commercial (C-1/C-P).

APPENDIX: HOUSING NEEDS ASSESSMENT



Emergency Shelters

The California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

New legislation (Senate Bill 2 (Cedillo, 2007)) requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. The City’s Zoning Code currently classifies emergency/transitional shelters with more than six beds as a congregate or group facility, and they are implicitly included as such in the Zoning Code. Shelters or transitional housing with more than six beds are subject to a conditional use permit. The City must identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones identified must have land available to accommodate an emergency shelter.

Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter.

In 2012, the City amended the Zoning Code to allow for emergency shelters by right in the Light Industrial (L-I) land use designation on parcels zoned Industrial Park (I-P). Currently there are three vacant parcels totaling 32.84 acres with this land use designation and zoning. In addition, the city has many underutilized warehouses at any given time that range in size from 50,000 square feet to 100,000 square feet. With this capacity, there is adequate capacity that would allow for the provision of an emergency shelter.

These vacant sites and underutilized warehouses are close to both services and transit. The sites surrounding these available parcels are mainly distribution centers with some light industrial activities which take place within the buildings. There are also such uses as indoor go-cart racing and a large assembly hall. These sites are free from environmental hazards that would adversely affect an emergency shelter.

Supportive and Transitional Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

APPENDIX: HOUSING NEEDS ASSESSMENT



Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Pursuant to SB 2, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. In order to comply with SB 2, the City's Zoning Code includes the current definition of transitional housing and supportive housing as stated in this document and lists both transitional and supportive housing as permitted uses within residential zones.

Extremely Low-Income Households

Extremely low-income households typically comprise persons with special housing needs, including but not limited to persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

In 2012, the City updated its Zoning Code to explicitly define and allow for single-room occupancy units in the General Commercial (C-1/C-P) zone. In addition, **Action H-8.1** and **Action H-9.1** will continue to encourage and facilitate the development of housing affordable to extremely low-income households; the City will prioritize funding, offer financial incentives, and offer regulatory concessions.

Congregate Care Residential Facilities

Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or less to obtain conditional use permits or variances that are not required of other family dwellings.

Currently, congregate care residential facilities are a permitted use in most zones with a conditional use permit. In 2012 the City amended its Zoning Code to allow for group homes (six or fewer persons) to be treated no differently

APPENDIX: HOUSING NEEDS ASSESSMENT



than other by-right single-family homes and for residential care facilities (seven or more persons) with a conditional use permit in the R-2 and R-3 zones.

Housing for Persons with Disabilities

The City of Eastvale incorporates the Federal Fair Housing Act and the California Fair Employment and Housing Act of 1964 as a part of its building requirements. These two statutes address the fair housing practices adhered to by the City, which include practices against housing discrimination toward persons with disabilities. In compliance with SB 520, a complete evaluation of the City's zoning laws, practices, and policies was done as a part of the Housing Chapter update process. No constraints to housing development for persons with disabilities were found at that time. However, the City amended its Zoning Code to include a general process to ensure reasonable accommodation (Section 1.5.D. Reasonable Accommodation).

- **Reasonable accommodations** – The City's Zoning Code includes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities (Section 1.5.D).
- **Separation requirements** – The City's Zoning Code does not impose any separation requirements between group homes. Congregate residential care facilities shall be located in accordance with all applicable developmental and locational guidelines under the General Plan and shall be located in those areas which offer appropriate services for the residents of these facilities, including necessary medical, transportation, shopping, recreational, and nutritional programs.
- **Site planning requirements** – The site planning requirements for group homes and residential care facilities are no different than for other residential uses in the same zone.
- **Definition of family** – Family is defined in the glossary of the Eastvale Zoning Code as: "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit." This definition is consistent with current housing law.

LOCAL PROCESSING AND PERMIT PROCEDURES

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. **Table HNA-33** provides typical local development timelines. As shown in **Table HNA-34**, processing times for Eastvale are relatively quick: single-family projects require 1.5 to 2 months, while multi-family projects typically require 2 to 3 months.

APPENDIX: HOUSING NEEDS ASSESSMENT



TABLE HNA-33: LOCAL DEVELOPMENT PROCESSING TIMELINES

Item	Approximate Length of Time from Submittal to Public Hearing
Conditional Use Permit	3–6 months; may require addition time for CEQA review
Zoning Clearance	1 week or less
Minor Development Review	1–2 months
Major Development Review	2–3 months, depending on the size of the project; may require additional time for CEQA review
Specific Plan	12–15 months, including CEQA review
Tentative Tract Map/Parcel Map/Subdivision	6–9 months; may require addition time for CEQA review
Variance	1–2 months
Zone Change	6–8 months
General Plan Amendment	6–12 months, depending on the complexity of the project
Environmental Documentation (EIR)	6–12 months, depending on the complexity of the project

Source: City of Eastvale 2013

TABLE HNA-34: TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE

Steps	Single-Family	Multi-Family
Step 1: Submit building permit application and construction plans	10-day review period	10-day review period
Step 2: Plan correction request to applicant	2 weeks	3–4 weeks
Step 3: Submit revised construction plans	2-day review period	2-day review period
Estimated Total Processing Time	1.5–2 months	2–3 months

Source: City of Eastvale 2013

APPENDIX: HOUSING NEEDS ASSESSMENT



Development Review Process

The following review process that discusses Zoning Clearance and Minor and Major Development Review are in the Zoning Code update, which will be adopted prior or consecutive to the Housing Chapter.

The City of Eastvale's Development Review provides a method for the City to review development proposals based on size, site characteristics, and type of project. This process is not seen as a constraint to development but rather as a way to ensure all development complies with applicable requirements.

The following types of review apply:

- Zoning Clearance
- Minor Development Review
- Major Development Review

Zoning Clearance

The purpose of the Zoning Clearance process is to ensure that all new and modified uses and structures comply with applicable provisions of the Zoning Code, using administrative procedures.

Applicability. Zoning Clearance is conducted by the Planning Director as part of the building permit or other City application review. Zoning Clearance is required for the following actions:

- All structures that require a building permit
- Signs
- Business licenses
- All planning entitlement and permit approvals to ensure compliance with applicable conditions of approval
- All other City applications that may be subject to the provisions of the Zoning Code, including, but not limited to, tree removal, business license, encroachment, and grading and improvement plans

Approving Authority and Procedure. The Planning Director is the designated approving authority for Zoning Clearance. The procedures are established by the Planning Director. Public notice and public hearing are not required for Zoning Clearance.

APPENDIX: HOUSING NEEDS ASSESSMENT



Appeals. Zoning Clearance is a ministerial decision by the Planning Director and is not subject to appeal.

Minor Development Review

The intent of Minor Development Review is to provide a process to consider minor site plan or architectural changes related to new or existing buildings.

Requirements. Minor Development Review is required for the following items:

- Master home plans for single-family residential subdivisions
- New construction of a multi-family residential building or structure with fewer than 20 units
- New construction of a nonresidential building or structure less than 5,000 square feet (e.g., commercial, office, industrial, public/quasi-public)
- Additions of more than 1,000 square feet and less than 5,000 square feet to any building or structure or nonresidential buildings or structures
- The exterior remodel of multi-family residential buildings or structures or nonresidential buildings or structures
- Permanent outdoor storage and service uses
- Permanent and seasonal outdoor seating
- Other items identified in the Zoning Code

Exemptions. The following structures are exempt from Minor Development Review. However, such structures may require Zoning Clearance, such as a ministerial building permit, to ensure compliance with adopted building code standards and applicable Zoning Code provisions.

- Single-family custom homes
- Additions to or the exterior remodels of single-family residential homes
- Additions less than 1,000 square feet in size to buildings or structures
- Accessory structures consistent with the provisions

APPENDIX: HOUSING NEEDS ASSESSMENT



- Repairs and maintenance to the site or structure that do not add to, enlarge, or expand the area occupied by the land use, or the floor area of the structure and that employ the same materials and design as the original construction
- Interior alterations that do not change the permitted use of the structure

Approving Authority. The Planning Director is the designated approving authority for Minor Development Review. Minor Development Review approval is required prior to issuance of any ministerial building permits or site improvement plans and prior to or in conjunction with discretionary action of or any development applications (e.g., conditional use permit, variance).

Planning Director – Elevation to Planning Commission. The Planning Director may elevate a Minor Development Review to the Planning Commission for review and consideration. In such instances, the permit request shall become a Major Development Review.

Findings. A Minor Development Review may be made only when the designated approving authority makes all of the following findings in writing:

- The proposed project is consistent with the General Plan and complies with applicable zoning regulations, specific plan provisions, and other applicable provisions adopted by the City.
- The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
- The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.
- The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

APPENDIX: HOUSING NEEDS ASSESSMENT



Major Development Review

The purpose of Major Development Review is to provide a process for the review of development project in the community. The provisions are intended to promote the orderly and harmonious growth of the city; to encourage development in keeping with the desired character of the city; to ensure physical, visual, and functional compatibility between uses; and to help prevent the depreciation of land values by ensuring proper attention is given to site and architectural design.

Requirements. Major Development Review is required for the following types of projects:

- Single-family residential subdivision maps
- New construction of a multi-family residential building or structure with 20 or more units
- New construction of a nonresidential building or structure 5,000 square feet or more (e.g., commercial, office, industrial, public/quasi-public)
- Additions of 5,000 square feet or more to any building or structure

Exemptions. Anything subject to Minor Development Review or exempt from Minor Development Review is exempt from Major Development Review. Refer to Section 2.1.2. C.2 (Requirements) and 2.1.2.C.3 (Exemptions) of the Zoning Code.

Approving Authority. The Planning Commission is the designated approving authority for Major Development Review. The Planning Commission approves, approves with conditions, or denies applications for Major Development Review after making the necessary findings. Major Development Review approval is required prior to issuance of any building permits or site improvement plans and prior to or in conjunction with discretionary action of corresponding development applications (e.g., conditional use permit, variance).

Findings. Major Development Review may be granted only when the designated approving authority makes all of the following findings in writing:

- The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, specific plan provisions, special planning area provisions, design guidelines, and improvement standards adopted by the City.
- The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

APPENDIX: HOUSING NEEDS ASSESSMENT



- The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.
- The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
- For residential subdivisions, the subdivision is well integrated with the city's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian-friendly environment.

Although Major Development Review does require approval by the Planning Commission, if all requirements are met, the project will have no problem being approved. To ensure projects are approved, the City has a pre-application process that allows potential multi-family developers to meet with City staff for an initial review of their application. This allows the developer to revise anything that may be of concern to the City.

As mentioned previously, the Major Development Review provisions are intended to promote the orderly and harmonious growth of the city; to encourage development in keeping with the desired character of the city; to ensure physical, visual, and functional compatibility between uses; and to help prevent the depreciation of land values by ensuring proper attention is given to site and architectural design. These provisions are not to prevent and/or constrain the development of affordable housing.

EASTVALE NEIGHBORHOOD PRESERVATION ORDINANCE

In late 2005, the County of Riverside, acting in response to concerns from residents in then-unincorporated Eastvale, adopted a set of regulations covering a variety of topics to protect the quality of Eastvale's neighborhoods and commercial districts. These regulations, the Eastvale Neighborhood Preservation Overlay Zone, were adopted as an amendment to the Riverside County Zoning Code and cover the portion of Eastvale generally south of Bellegrave Avenue (corresponding with the Eastvale Area Plan's boundaries from the County General Plan). The Eastvale Neighborhood Preservation Overlay is now an integral part of the Eastvale Zoning Code (Municipal Code Section 120.05.080, Neighborhood Preservation Standards).

These standards mirror similar ordinances in many California cities, but are much more extensive than the standards governing other unincorporated areas of Riverside County. The Eastvale Neighborhood Preservation Overlay Zone covers eight basic areas:

APPENDIX: HOUSING NEEDS ASSESSMENT



- **Streets** – A variety of standards to ensure attractive streets, including requirements that landscaped areas be maintained, that trash containers are stored out of view, and that recreational equipment (basketball hoops, slides, swings, jungle gyms, volleyball nets, grills, portable barbecues, fire pits, and outdoor heaters) is stored out of view from the street.
- **Parking** – Limits on parking on the street (generally 72 hours), prohibitions against working on cars on a public street, time limits for commercial vehicle parking, and requirements that recreation vehicles and trailers be parked in side or rear yard or garage.
- **Yard Maintenance** – General requirements that front and side yards visible from public streets be maintained properly. Also includes limits on accessory structures (sheds, carports, pool houses, etc.) that are slightly different from those in the Zoning Code.
- **Fences and Walls** – General standards for walls and fences that require them to be graffiti-free and well maintained. Also includes prohibitions against the use of chain-link fences in some locations and limits on the height of walls and fences in front yards and near intersections.
- **Building Facades** – Requires buildings to be in good condition and requires that problems (peeling paint, broken windows, etc.) be fixed within 30 days. Also prohibits the use of plywood, plastic sheeting, tarps, and aluminum foil to cover windows or other openings.
- **Outdoor Lighting** – General requirements that outdoor lights (including security lights) be shielded to avoid shining onto other properties.
- **Signs** – Standards for signs in residential areas, including limits on signs for home occupations.
- **Temporary and Holiday Displays** – Limits holiday displays to a maximum of 45 days and requires that displays do not block vehicle or pedestrian travel.

The Eastvale Neighborhood Preservation Ordinance is similar in many respects to comparable ordinances in most California cities. It provides basic standards that address common complaints about poorly maintained or unattractive properties (unkempt lawns, commercial vehicles parked on neighborhood streets, signs, etc.). In this respect, the ordinance has served Eastvale well. Many of the standards that apply to Eastvale do not apply elsewhere in the unincorporated area of the county, making the job of code enforcement much more difficult outside of the city.

The Eastvale Neighborhood Preservation Ordinance does not pose any constraint to the development of housing, but rather serves as a guide to protect the quality of Eastvale's neighborhoods and commercial districts.

APPENDIX: HOUSING NEEDS ASSESSMENT



CONDITIONAL USE PERMIT PROCESS

The following conditional use permit process is in the Zoning Code update which will be adopted prior or consecutive to the Housing Chapter. Note: The conditional use permit process is not required for multi-family development.

Purpose and Applicability

The purpose of the conditional use permit is for the individual review of uses, typically having unusual site development features or operating characteristics, to ensure compatibility with surrounding areas and uses. A conditional use permit is required for all uses specifically identified as requiring a conditional use permit in Chapter 3 (Zoning Districts Regulations), Chapter 4 (Standards Related to Specific Uses), and Chapter 5 (Development Standards) of the Zoning Code or **Table HNA-30** of this Housing Chapter.

Approving Authority

The designated approving authority for a conditional use permit is the Planning Commission. The Planning Director provides a recommendation and the Planning Commission approves, conditionally approves, or denies the conditional use permit in accordance with the requirements of the Zoning Code.

Findings

Conditional use permits shall be granted only when the Planning Commission determines that the proposed use or activity complies with all of the following findings:

- The proposed use is consistent with the General Plan and all applicable provisions of the Zoning Code.
- The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the city.

Conditions/Guarantees

The Planning Commission may impose conditions and/or require guarantees for the conditional use permit to ensure compliance with other applicable provisions of the Zoning Code and to prevent adverse or detrimental impact to the surrounding neighborhood.

Permit Issuance

The final action on the conditional use permit by the Planning Commission shall constitute approval of the permit. Such permit shall only become valid after the designated ten-day appeal period has been completed.

APPENDIX: HOUSING NEEDS ASSESSMENT



BUILDING CODES AND ENFORCEMENT

The City of Eastvale uses the 2010 California Building Code (CBC), which establishes standards and requires inspections at various stages of construction to ensure code compliance. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing. The City has made one amendment to the local code, requiring that drywall is 5/8 inch instead of 1/2 inch, as required by the CBC.

The City's Building and Safety Department is responsible for enforcing both state and city regulations governing maintenance of all buildings and property. Staff handles complaints through plan checks.

DEVELOPMENT FEES

Like cities throughout California, Eastvale collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications. Payment of fees is necessary to maintain an adequate level of services and facilities, and more generally, to protect public health, safety, and welfare. Based on a review of fees in neighboring jurisdictions and discussions with local developers, development fees in Eastvale are comparable to, and in many cases lower than, most other cities in the region.

As a means of assessing the cost that fees contribute to development in Eastvale, the City has calculated the total fees associated with development of a single-family and multi-family development. As indicated in **Table HNA-35**, development fees for a 3,500-square-foot single-family residential project run approximately \$48,102 per unit (making up approximately 12.8% of the total unit cost). Development fees for a four-unit multi-family project run approximately \$74,995 per unit (making up 14.9% of the total unit cost). The City's fees are consistent with development fees in the area and therefore are not considered a constraint to the development of housing. **Appendix A-1** of this Housing Needs Assessment lists the City's development fees.

TABLE HNA-35: PROPORTION OF FEE IN OVERALL DEVELOPMENT COST

Development Cost for a Typical Unit	Single-Family ¹	Multi-Family ²
Total estimated fees per unit	\$48,102	\$74,995
Typical estimated cost of development per unit	\$375,000	\$500,000
Proportion of estimated fee cost to estimated overall development cost per unit ³	12.8%	14.9%

Source: City of Eastvale 2013; Building-cost.net 2013

¹ Assumes a 3,500-square-foot home not including land costs.

² Assumes four units development including land costs.

³ Please note that the total fees for both single- and multi-family units include the \$4.02 per square foot school impact fee. The development impact fee for residential additions and senior housing are \$3.20 per square foot and \$0.51 per square foot, respectively.

APPENDIX: HOUSING NEEDS ASSESSMENT



SITE IMPROVEMENTS

Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major improvements such as building roads and installing sewer, water, and other utilities. As with land costs, several variables affect costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements as these services are required to ensure that development is constructed according to established codes and standards. Chapter 130.24 (Improvements) of the Municipal Code outlines site improvement requirements for a variety of parcel map division and subdivision scenarios and includes specific requirements for streets, domestic water, fire protection, sewage disposal, fence standards, and electrical and communication facilities.

These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Eastvale. The City does not impose any unusual requirements as conditions of approval for new development.

NON-GOVERNMENTAL CONSTRAINTS

LAND COSTS

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices within small geographic regions. Factors affecting the costs of land include overall availability within a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations such as views, terrain, and vegetation; the proximity to urban areas; and parcel size. Generally, more remote areas have less expensive land available and larger tracts of land while smaller, more expensive parcels are located closer to urbanized areas.

Rising costs of land are often related to the limited availability of buildable land. In Riverside County, which has large expanses of buildable land, this has not historically been considered a problem. In fact, much of the recent development pressure in the county has been attributed to lower land costs relative to surrounding Orange and Los Angeles Counties. While land prices increased rapidly during the last planning period through 2005, current land prices have declined during the economic recession that has affected housing and building nationwide. Land costs in the next several years may actually help keep the cost of some new housing affordable. While rising land costs tend to directly increase housing costs, declining land costs should give developers more options in serving the affordable housing market segment, recognizing that some land currently held by developers was purchased at substantially higher prices than may be the case now.

The data indicates that in Riverside County the cost for a 7,200-square-foot lot of raw land ranges from \$6,120 to \$38,150, while a finished lot is valued from \$39,120 to \$78,150.

APPENDIX: HOUSING NEEDS ASSESSMENT



CONSTRUCTION COSTS

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit being built and on the quality of product being produced. The cost of labor is based on a number of factors, including housing demand, the number of contractors in the area, and the unionization of workers.

The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in the Riverside County region. A reduction in construction costs can be brought about in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at once increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions.

Using current pricing sources, the average costs for a newly constructed 3,500-square-foot single-family home (not including land) in the Riverside County region would cost around \$375,000 (Building-cost.net 2013).

AVAILABILITY OF FINANCING

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower-income households. In addition, government-insured loan programs may be available to reduce mortgage down-payment requirements.

The subprime mortgage crisis that hit in 2007 chilled financial markets and eliminated the opportunity for many first-time homebuyers to secure financing for home purchases as money lending tightened. The crisis triggered a meltdown in the real estate market as housing values tumbled, vexing the efforts of those holding subprime loans to refinance as loan rates adjusted upward. The inability to refinance many of these subprime loans led to a large increase in bank foreclosures and loan defaults. The mortgage market began to loosen up in mid-2008, but real estate values in Riverside County had already dropped nearly 28%, creating further problems for homeowners attempting to refinance out of risky loans.

APPENDIX: HOUSING NEEDS ASSESSMENT



Foreclosure activity in the Inland Empire housing market spiked during the subprime mortgage crisis, leading the region to post the fifth highest level of foreclosure activity among major United States metropolitan markets in May 2008. Riverside County recorded 9,024 foreclosure-related filings that month, a 98% increase over the prior year, according to RealtyTrac of Irvine. Those filings include default notices, bank repossessions, and auction sale notices. Banks typically send default notices after a borrower has missed three straight monthly mortgage payments. The May 2008 number represents one notice for every 81 households in Riverside County.

First-time homebuyers are the group most impacted by financing requirements. Current mortgage interest rates for new home purchases range from 6.5% to 8% for a fixed-rate 30-year loan. Lower initial rates are available with graduated payment mortgages, adjustable rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost of living adjustments, which is a constraint on affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of housing stock.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Riverside County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional home loans typically require 5% to 20% of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control.

ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Environmental and infrastructure issues affect the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development.

APPENDIX: HOUSING NEEDS ASSESSMENT



Environmental

Earthquake risk is high in western Riverside County (which includes Eastvale), due to the presence of two of California's most active faults, the San Andreas and San Jacinto faults.

In Eastvale, flood hazards are limited to the area along the Santa Ana River. These areas are planned for uses consistent with periodic flooding. In the developed areas of Eastvale, flood control facilities are in place that protect homes and businesses from flooding.

Environmental constraints were taken into account with determining the realistic capacity for sites listed in Table HNA-23.

Infrastructure

Domestic water in Eastvale is provided by the Jurupa Community Services District (JCSD) with the source of water supply being local groundwater. This groundwater is produced from the Chino groundwater basin, which is an adjudicated basin administered by Chino Basin Watermaster.

Based on conversations with JCSD, water and sewer is readily available to all residential vacant land in the city and therefore has enough capacity to meet the 2014–2021 regional housing need.

To comply with SB 1087, the City will forward its adopted Housing Chapter to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

**APPENDIX A-1 -
APPLICATION DEPOSIT
SCHEDULE**



City of Eastvale PLANNING DEPARTMENT

APPLICATION DEPOSIT SCHEDULE

All amounts are Deposits unless otherwise indicated.

NOTES:

1. Except where a "fixed fee" is shown, all planning applications are processed on a cost-recovery basis. The minimum deposits shown will generally not be sufficient to cover the entire processing of the project. You will be notified by the City within 30 days of an application filing of the estimated total amount to cover the complete processing of your project. Work by City staff will continue only so long as sufficient funds are on deposit.
2. Additional deposits may be required if the time spent by City staff exceeds our original estimate. At the completion of the project, any remaining deposit can be retained by the City to cover the cost of grading/building permit review, or it can be refunded to the applicant.
3. Many applications will require some type of environmental review. These projects will require an additional deposit, based on the level of environmental analysis determined to be necessary by the City. You will be informed of the amount of any environmental deposit within 30 days of filing your application.
4. Many projects will require review and comment by various County of Riverside departments. The amount of any deposits due will be determined by the County, and it is the applicant's responsibility to provide payment to the County. *Processing of your project may be delayed if the City is unable to obtain information from County departments. You will be responsible for maintaining adequate deposits with the County.*
5. "Flat Fee" indicates applications which have a fixed cost for processing.
6. "Average Cost" shows the typical range of total processing costs for each type of application. These are provided for information only; each application's total cost will be individually estimated by the Planning department, based on the specifics of the application.
7. If there is no activity by an applicant on an application for more than one and less than two years, the application is abandoned, and any deposit amounts remaining may be refunded.

CALCULATING FEES:

1. All per-acre amounts are based on the gross acreage of the project site.
2. Where a maximum amount is indicated, the maximum amount refers to the base deposit plus any additional deposit per lot, per acre, or other amount.

APPEAL PROCEDURES:

Within 10 calendar days of receipt of the full accounting of the application costs or a request for additional deposits, the applicant may request a review of the matter by the Planning Director, who shall review the cost of processing the application. The Director will determine that the costs were or were not appropriate and may then reduce the costs charged. The Director shall, in writing, notify the appealing person of the decision. Work on any application may continue during any appeal process provided there are sufficient funds on deposit.

REFUND OF FEES:

Terminated Applications: Whenever an application is terminated for any reason, the Planning Department may, in accordance with the Refund Policy Statement adopted by the Board of Supervisors by Resolution 91-135, refund deposits paid, upon the written request of the applicant.

Completed Applications: Within 45 days of the final closure of any deposit based case, a full refund will be processed for those cases with a balance greater than \$5.00.

Processing Fee: The Planning Department will retain a processing fee of \$82.00 from the total amount to be refunded.

Planning Applications

APPLICATION OR PERMIT TYPE		INITIAL DEPOSIT		AVERAGE COST
Pre-Application Review or Meetings		City Departments	\$996	Varies depending on project
		Fire Department	\$93	
		Environmental Health	\$156	
		Flood Control District	\$139	
		Park District	\$88	
		Total	\$1,472	
Appeals	Appeals to the Planning Commission or City Council	\$964 + additional fees if appealing certain Conditions of Approval:		Flat Fee
		Fire Department	\$224	
		Public Works	\$565	
		Building and Safety	\$177	
		Flood Control District	\$313	
	School Mitigation Plan	\$743		Varies
	Tentative Tract Maps	\$581 + additional fees if appealing certain Conditions of Approval:		Flat Fee
		Fire Department	\$224	
		Building and Safety	\$177	
		Public Works	\$165	
	Tentative Tract Map Due to Extension of Time	\$117		Flat Fee
	Surface Mining and Reclamation Plan	\$398 + \$81 if appealing Public Works Conditions		Flat Fee
Change of Zone		City Departments	\$2,766	\$5,000.00 to \$9,000
		Fire Department	\$351	
		Environmental Health	\$61	
		Flood Control District	\$297	
		Park District	\$102	
		Total	\$3,577	
Conditional Use Permit	General	City Departments	\$7,918	\$15,000 to \$30,000
		Fire Department	\$601	
		Environmental Health	\$234	
		Flood Control District	\$602 + \$5 per lot or site	
		Park District	\$102	
		Total	\$9,462 + \$5 per lot or site	
	Mobilehome Park	City Departments	\$5,822 + \$2 per lot or site	
		Fire Department	\$601	
		Environmental Health	\$234	
		Flood Control District	\$1,757 + \$5 per lot or site	
		Park District	\$102	
		Total	\$8,516 + \$7 per lot or site	
	Recreational Vehicle (RV) Park	City Departments	\$5,365 + \$2 per lot or site	
		Fire Department	\$601	
		Environmental Health	\$234	
		Flood Control District	\$602 + \$5 per lot or site	
		Park District	\$102	
		Total	\$6,904 + \$7 per lot or site	

Planning Applications

APPLICATION OR PERMIT TYPE		INITIAL DEPOSIT		AVERAGE COST
Extension of Time	Commercial WECS Variance	City Departments	\$313	Flat Fee
		Fire Department	\$118	
		Environmental Health	\$63	
		Total	\$494	
	Conditional Use Permit, Plot Plan	City Departments	\$422	
		Fire Department	\$118	
		Environmental Health	\$63	
		Park District	\$82	
		Total	\$685	
	Public Use Permit	City Departments	\$369	
		Fire Department	\$118	
		Environmental Health	\$63	
		Park District	\$82	
		Total	\$632	
	General Plan Amendment	General	City Departments	
Fire Department			\$406	
Environmental Health			\$59	
Park District			\$246	
Total			\$7,333	
Circulation Section		\$8,160 + \$250 per road segment (\$12,000 max)		
Revised Projects of Any Type	Do Not Require Public Hearing	City Departments	\$524 + 50% of the initial deposit for the application type(s) to be revised	Depends on Project Type
		Fire Department	\$100	
		Total	\$624 + 50% of the initial deposit for the application type(s) to be revised	
	Require Public Hearing	City Departments	\$646 + 50% of the initial deposit for the application type(s) to be revised	
		Fire Department	\$98	
		Total	\$744 + 50% of the initial deposit for the application type(s) to be revised	
Certificate of Zoning Compliance	Plot Plans which Require Field Inspection by Planning	\$657		Unavailable
Development Review Permit	CEQA Exempt/Review by Eastvale Planning and other Govt. Agencies	City Departments	\$2,427	Unavailable
		Fire Department	\$860	
		Environmental Health	\$136	
		Flood Control District	\$420	
		Park District	\$102	
		Total	\$3,945	
	CEQA Exempt/Eastvale Planning Review Only	\$213		Unavailable
	Not Exempt From CEQA	City Departments	\$3,680	\$15,000 to \$30,000
		Fire Department	\$860	
		Environmental Health	\$136	
		Flood Control District	\$420	
		Park District	\$102	
Total		\$5,198		

Planning Applications

APPLICATION OR PERMIT TYPE		INITIAL DEPOSIT		AVERAGE COST
Specific Plan	New Specific Plan	City Departments	\$6,134	\$100,000 to \$300,000
		Fire Department	\$677	
		Environmental Health	\$197	
		Flood Control District	\$1,255	
		Park District	\$164	
		Total	\$8,427	
	Amendment	50% of new Specific Plan		\$50,000 to \$150,000
	Specific Plan - Road Only	\$5,243		\$30,000 to \$50,000
Temporary Use Permit		City Departments	\$2,441	\$9,500
		Fire Department	\$146	
		Environmental Health	\$62	
		Total	\$2,649	
Temporary Use/Event Permit	Exempt From CEQA	City Departments	\$240	\$1,000
		Fire Department	\$74	
		Environmental Health	\$64	
		Total	\$378	
	Not Exempt From CEQA	City Departments	\$720	Unavailable
		Fire Department	\$74	
		Environmental Health	\$60	
		Total	\$854	
Variance/Adjustment	Filed with CUP, Commercial WECS, Plot Plan, or Subdivision	City Departments	\$900	\$3,000
		Fire Department	\$329	
		Environmental Health	\$120	
		Total	\$1,349	
	Filed alone	City Departments	\$2,125	\$7,500
		Fire Department	\$329	
		Environmental Health	\$120	
		Total	\$2,574	

Planning Applications

APPLICATION OR PERMIT TYPE		INITIAL DEPOSIT		AVERAGE COST
Wind Energy Conversion System (WECS)	Accessory	City Departments	\$724	\$10,000
		Fire Department	\$376	
		Total	\$1,100	
	Commercial	City Departments	\$4,935	\$35,000
		Fire Department	\$376	
		Environmental Health	\$56	
		Total	\$5,367	
Large Family Day Care		City Departments	\$1,165	\$1,300
		Fire Department	\$266	
		Environmental Health	\$87	
		Flood Control District	\$165	
		Total	\$1,683	
Hazardous Waste Facility Siting Permit		City Departments	\$14,724 + \$43 per acre	Unavailable
		Fire Department	\$205	
		Environmental Health	\$1,000	
		Flood Control District	\$522	
		Total	\$16,451	
Kennel or Cattery which are processed under section 18.45		City Departments	\$902	Unavailable
		Environmental Health	\$35	
		Total	\$937	
Pre-Existing Nonconforming Use	Verification	\$213		Unavailable
	Extension	City Departments	\$7,918	
		Fire Department	\$601	
		Environmental Health	\$234	
		Flood Control District	\$602 + \$5 per lot or site	
		Park District	\$102	
		Total	\$9,457 + \$5 per lot or site	

Subdivisions

APPLICATION OR PERMIT TYPE		INITIAL DEPOSIT (DBF= Minimum Initial Deposit)		AVERAGE COST
Certificate of Land Division Compliance	Fee Per Parcel	City Departments	\$350	\$1,000 to \$2,000
		Fire Department	\$109	
		Environmental Health	\$57	
		Flood Control District	\$261	
		Total	\$777	
	With Waiver of Final Parcel Map	City Departments	\$209	\$750
		Fire Department	\$109	
		Total	\$318	
Tentative Tract Map - Multi-Family	New Tentative Tract Map for Residential Condominium (Sewered)	City Departments	\$7,051 + \$77 per unit + \$25 per acre	\$40,000 to \$80,000
		Fire Department	\$1,063	
		Environmental Health	\$528	
		Flood Control District	\$1,757 + \$5 per unit	
		Total	\$10,399 + \$82 per unit + \$25 per acre	
	Revised Tentative Tract Map (within 2 years)	City Departments	\$7,215 + \$83 per unit + \$26 per acre	Unavailable
		Fire Department	\$166	
		Environmental Health	\$382	
		Total	\$7,763 + \$83 per unit + \$26 per acre	
	Revised Tentative Tract Map (after 2 years)	City Departments	\$7,562 + \$83 per unit + \$26 per acre	
		Fire Department	\$186	
		Environmental Health	\$203	
		Total	\$7,915 + \$83 per unit + \$26 per acre	
Tentative Parcel Map	Commercial/Industrial (Sewered)	City Departments	\$5,659 + \$24 per lot + \$24 per acre	\$30,000 to \$70,000
		Fire Department	\$1,063	
		Environmental Health	\$528	
		Flood Control	1,757 + \$5 per lot	
		Park District	\$164	
		Total	\$9,171 + \$29 per lot + \$24 per acre	
	Residential (with Waiver of Final Parcel Map)	City Departments	\$3,535 + \$102 per lot	\$10,000 to \$30,000
		Fire Department	\$1,063	
		Environmental Health	\$389	
		Flood Control	\$878 + \$5 per lot	
		Park District	\$164	
		Total	\$6,029 + \$107 per lot	
	Residential (without Waiver of Final Parcel Map)	City Departments	\$3,091 + \$110 per lot	
		Fire Department	\$1,063	
		Environmental Health	\$675	
		Flood Control	\$878 + \$5 per lot	
		Park District	\$164	
		Total	\$5,871 + \$115 per lot	

Subdivisions

APPLICATION OR PERMIT TYPE		INITIAL DEPOSIT (DBF= Minimum Initial Deposit)		AVERAGE COST
Tentative Parcel Map (Cont.)	Revised Map – Residential, Commercial, and Industrial (Within 2 years)	City Departments	\$1,068 + \$100 per lot	Unavailable
		Fire Department	\$166	
		Environmental Health	\$146	
		Park District	\$123	
		Total	\$1,503 + \$100 per lot	
	Revised Map – Commercial/ Industrial (After 2 years)	City Departments	\$1,173 + \$53 per lot	
		Fire Department	\$177	
		Environmental Health	\$146	
		Park District	\$123	
		Total	\$1,619 + \$53 per lot	
	Revised Tentative Parcel Map (Residential . After 2 years)	City Departments	\$1,197 + \$119 per lot	
		Fire Department	\$118	
		Environmental Health	\$146	
		Park District	\$210	
		Total	\$1,671 + \$119 per lot	
Tentative Tract Map – Single-Family Residential	Not in R-2, R-4 or R-6 Zones	City Departments	\$6,233 + \$98 per lot + \$24 per acre	\$50,000 to \$75,000
		Fire Department	\$1,063	
		Environmental Health	\$528	
		Flood Control	\$1,757 + \$5 per lot	
		Park District	\$164	
		Total	\$9,745 + \$103 per lot + \$24 per acre	
	In R-2, R-4 or R-6 Zones	City Departments	\$9,209 + \$107 per lot + \$25 per acre	\$25,000 to \$40,000
		Fire Department	\$1,063	
		Environmental Health	\$528	
		Flood Control	\$1,757 + \$5 per lot	
		Park District	\$102	
		Total	\$12,659 + \$112 per lot + \$25 per acre	
	Revised Map in R-2, R-4 or R-6 Zone (within 2 years)	City Departments	\$6,664+ \$81 per lot + \$30 per acre	Unavailable
		Fire Department	\$166	
		Environmental Health	\$203	
		Park District	\$102	
		Total	\$7,135 + \$81 per lot + \$30 per acre	
	Revised Map not in R-2, R-4 or R-6 Zone (within 2 years)	City Departments	\$4,234 + \$74 per lot + \$23 per acre	
		Fire Department	\$166	
		Environmental Health	\$203	
		Park District	\$102	
		Total	\$4,705 + \$74 per lot + \$23 per acre	
	Revised Map in R-2, R-4 or R-6 Zone (After 2 years)	City Departments	\$6,664+ \$81 per lot + \$30 per acre	Unavailable
		Fire Department	\$186	
		Environmental Health	\$203	
		Park District	\$102	
		Total	\$7,155 + \$81 per lot + \$30 per acre	

Subdivisions

APPLICATION OR PERMIT TYPE		INITIAL DEPOSIT (DBF= Minimum Initial Deposit)		AVERAGE COST
Tentative Tract Map – Single-Family Residential (Cont.)	Revised Map not in R-2, R-4 or R-6 Zone (after 2 years)	City Departments	\$4,234 + \$74 per lot + \$23 per acre	Unavailable
		Fire Department	\$186	
		Environmental Health	\$203	
		Park District	\$102	
		Total	\$4,725 + \$74 per lot + \$23 per acre	
Vesting Tentative Map	Statutory Condominium Tract Map	City Departments	\$7,812 + \$106 per unit + \$25 per acre	Unavailable
		Fire Department	\$1,063	
		Environmental Health	\$1,196	
		Flood Control	\$1,757 + \$5 per lot	
		Park District	\$164	
		Total	\$11,992 + \$111 per unit/lot + \$25 per acre	
	Parcel Map	City Departments	\$8,125 + \$104 per lot + \$25 per acre	\$12,000
		Fire Department	\$1,063	
		Environmental Health	\$1,196	
		Flood Control	\$1,757 + \$5 per lot	
		Park District	\$164	
		Total	\$12,305 + \$109 per lot + \$25 per acre	
	Residential Tract Map	City Departments	\$8,840 + \$100 per lot + \$24 per acre	Unavailable
		Fire Department	\$1,063	
		Environmental Health	\$1,196	
		Flood Control	\$1,757 + \$5 per lot	
		Park District	\$164	
		Total	\$13,020 + \$105 per lot + \$24 per acre	
Tentative Map Appeals		See “Appeals”		
Extension of Time	Tentative Tract Map	City Departments	\$250	Flat Fee
		Park District	\$82	
		Total	\$332	
	Tentative Parcel Map	City Departments	\$251	
		Park District	\$82	
		Total	\$333	
Lot Line Adjustment		City Departments	\$409	\$2,000
		Environmental Health	\$72	
		Flood Control	\$189	
		Total	\$670	
Minor Change	Tentative Tract Map	City Departments	\$873	\$10,000.00 to \$20,000
		Fire Department	\$109	
		Park District	\$102	
		Total	\$1,084	
	Tentative Parcel Map	City Departments	\$835	
		Fire Department	\$109	
		Park District	\$102	
		Total	\$1,046	

Subdivisions

APPLICATION OR PERMIT TYPE		INITIAL DEPOSIT (DBF= Minimum Initial Deposit)		AVERAGE COST
Certificate of Parcel Merger		\$262		\$1,000
Reversion to Acreage		City Departments	\$796	Unavailable
		Fire Department	\$109	
		Environmental Health	\$72	
		Total	\$977	
Amendment to Final Map	Condominium/Single Family Residential Tract Map	\$3,537 + \$21 per lot + \$12 per acre + Recordation Fee		\$10,000
	Parcel Map	\$3,343 + \$19 per parcel + \$11 per acre + Recordation Fee		\$10,000
Expired Recordable Tract Map	Single-Family Residential Tract	City Departments	\$2,154 + \$18 per lot + \$18 per acre	Unavailable
		Flood Control	\$1,757 + \$5 per lot	
		Total	\$3,911 + \$23 per lot + \$18 per acre	
	Multi-Family Residential Tract	City Departments	\$2,337 + \$19 per acre	
		Flood Control	\$1,757 + \$5 per unit	
		Total	\$4,094 + \$5 per unit + \$19 per acre	
	Final Tract Map	\$1,652 + \$6 per lot		
	Final Condominium Map	\$895 + \$1 per lot + \$25 per acre (\$2,295 maximum)		

Other Applications/CEQA

APPLICATION OR PERMIT TYPE		INITIAL DEPOSIT (DBF= Minimum Initial Deposit)	AVERAGE COST
Alquist Priolo	Geological Report Review	\$838+ \$22 per acre after 1 st 10 acres (Maximum \$770)	\$2,500 to \$4,000
	Wavier of Geological Report	\$140 + \$372 for submission to State	Unavailable
Removal of Trees	Tree Removal Permit	\$260	Unavailable
Professional Services	Professional Planner	Varies depending on Planner. See the Planning Department for details.	Unavailable
Agricultural Preserve	Disestablishment/Diminishment of Ag. Preserve (Applicant Initiated)	\$1,550	\$4,000.00 to
	Establishment/Enlargement of Ag. Preserve (Applicant Initiated)	\$1,640 + \$138 per owner's petition + \$138 per each contract upon approval (non-	\$6,000
	Notice of Non-Renewal	\$252	Unavailable
	Disestablishment/Diminishment of Ag. Preserve (City Council Initiated)	No Charge	
	Establishment/Enlargement of Ag. Preserve (City Council Initiated)	\$147 + \$138 per contract	
	Establish Williamson Act Contract within Establish Ag. Preserve	\$138	
California Fish and Game Fee (May be increased annually by the Department of Fish and Game)	Negative Declaration	See Planning Department for the latest fees	Flat Fee
	Environmental Impact Report	See Planning Department for the latest fees	
Initial Studies (pursuant to CEQA) For:	Grading Permit	\$951 + \$6 per acre (Max. \$2,729)	Unavailable
	Commercial WECS Permit	\$506 + \$6 per acre (Max. \$2,201) + \$329 per gross megawatt	
	Tree Removal	\$259	
	All Other Applications	\$462 + \$6 per acre (Max. \$2,416)	
Environmental Impact Report	Sponsor Prepared	\$8,439	Varies Widely Depending on Application
	Previously Prepared	\$1,936	



CITY OF EASTVALE

2013 - 2021
HOUSING ELEMENT
ADOPTED JUNE 2013

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